



The Coach House, Bowling Green, Constantine, Falmouth, TR11 5AP

Guide Price £435,000

Purchased by our clients as a part-finished project approximately 30 years ago and now to be sold for the first time since conversion, a detached, individual, 2-storey house, of part stone construction, occupying a slightly elevated plot on a popular, quiet road, with the village's excellent day-to-day amenities all within easy walking distance. The property provides 3 bedroom, 2 bath/shower room accommodation with oil fired central heating and sealed unit double glazing. Views are enjoyed over the outskirts of the village to surrounding countryside, there is an attractive well stocked front garden with various terraces, and off-road parking for 2 vehicles is provided in addition to a detached garage/workshop. For sale with the additional benefit of immediate vacant possession and no onward chain.

Key Features

- Detached individual former coach house
- Views over the village to surrounding countryside
- 3 bedrooms and 2 bath/shower rooms
- Garage/workshop and additional private parking
- Converted approximately 30 years ago
- Central heating and double glazing
- Attractive terraced front gardens
- EPC rating D



THE PROPERTY

Purchased by our clients as a part-finished project, completed by them to accommodate a relative and, more latterly, used for rental purposes, 'The Coach House' is an intriguing and highly individual home which, we understand, was originally designed to provide reverse-level accommodation, with the upstairs rooms, particularly from a balcony, enjoying elevated views over the outskirts of the village to miles of surrounding countryside.

The layout now provides two main bedrooms to the first floor, one of which opens onto the sunny, south west facing balcony. Upstairs, there is a shower room/WC with, at the foot of a turning staircase, a ground floor family bathroom/WC with sunken bath. Double doors open from the front gardens into an entrance lobby, a central living area is currently used as a living room, adjacent to which a third bedroom could be incorporated, if preferred, subject to any necessary consents. The kitchen/breakfast room is double aspect, to the rear of which there is a useful utility/boiler room with courtesy door to a side storage area. The front gardens are terraced and are well stocked, but would now benefit from a little green-fingered attention. Ample parking is provided with easy access off Bowling Green, in addition to which there is a deep garage and workshop of block construction under a pitched roof.

THE LOCATION

'The Coach House' is situated a 'stones throw' from Constantine's picturesque churchyard, with an easy walk leading to the village's two convenience stores, public house, social club, junior school, bus service and active community hall - The Tolmen Centre. A walk along the Bowling Green leads to the doctors surgery and onto open countryside with picturesque footpaths leading to Polwheveral Creek, the Helford River and woodland walks surrounding the village. Boating and laying-up facilities etc are available at nearby Gweek Boatyard and the neighbouring towns of Falmouth and Helston are approximately seven and six miles distant respectively.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

ENTRANCE LOBBY

Double glazed casement door with matching side screen opening from the front pathway and gardens, over which there is an attractive outlook to the outskirts of the village. Broad arch opening into the:-

LIVING ROOM

13'9" x 15'5" (4.21m x 4.70m)

Wall light points, radiator, window to the front elevation, turning staircase with timber balustrading leading to the first floor. An irregularly-shaped adaptable living area, adjacent to which there is:-

BEDROOM THREE

7'7" x 15'3" (2.32m x 4.67m)

Which, subject to planning, appears feasible to incorporate into the current living room. Window to the front elevation with views over the outskirts of the village to countryside beyond, radiator, deep under-stair storage cupboard with double louvre doors.

KITCHEN/DINER

11'7" x 13'4" (3.54m x 4.07m)

A double aspect room with further window to the front elevation, radiator, small pane casement door to the side storage area. Fitted with a comprehensive range of wall and base units with round-edge worksurfaces between and complementary tiled splashbacks. Inset stainless steel sink unit with mixer tap, cooker recess with cooker panel point and extractor canopy over. Space for tall fridge/freezer, display shelving, matching tall 'dresser' with glass-fronted cabinets with downlighting. Double louvre doors opening into the:-

BOILER/UTILITY ROOM

Grant oil fired boiler providing domestic hot water and central heating. Window to the side elevation, electrical trip switching, broad worksurface with plumbing for washing machine and tumble dryer. Storage cupboards.

BATHROOM/WC

Containing a complementary three-piece suite with pedestal wash hand basin, low flush WC and sunken panelled bath with handgrips. Ceramic tiled walls, extractor fan, radiator.

FIRST FLOOR

LANDING

Double louvre doors to eaves storage space.

BEDROOM ONE

11'7" x 16'3" (3.54m x 4.97m)

A light, double aspect room, originally designed we understand as a first floor kitchen when the original layout was of reverse-level. Dormer window to the front elevation enjoying an elevated outlook over the village to surrounding countryside and, to the side, a casement door with matching side screens opening onto a covered balcony, with external lighting and balustrading, enjoying further views over the village and to miles of surrounding countryside. Wall light points, TV aerial socket, double radiator.

BEDROOM TWO

11'7" x 15'1" (3.54m x 4.60m)

Two windows to the front elevation, two radiators, one part panelled wall, access to over-head loft storage area, TV aerial socket.

AGENT'S NOTE

Both upstairs bedrooms have eaves storage space of limited head height.

SHOWER ROOM/WC

Velux window to the front elevation, three-piece suite comprising a corner-entry shower cubicle with tiled walls and Triton instant shower. Low flush WC, pedestal wash hand basin. Part ceramic tiled walling, strip light/shaver socket, radiator.

THE EXTERIOR

OFF-ROAD PARKING

To the front of the property there is a tarmac parking area providing sufficient off-road space for two vehicles. Granite retaining walls and granite steps then lead to the raised front gardens with slate-paved pathway to the front entrance door.

DETACHED GARAGE

Of block construction under a pitched roof with exterior courtesy light and metal up-and-over door. Power points, water tap.

THE GARDENS

Lie to the front of the property and are bisected by the slate pathway, to either side of which there are gravelled terraced interspersed with shrub borders which contain many mature and colourful shrubs and plants including pieris, camellias, buddleia, heathers and fuchsias. Immediately to the side of the entrance is a broad paved terrace, ideal for entertaining etc, beyond which there is a useful storage area with pedestrian gate, bin and recycling storage, courtesy door to the kitchen, oil storage tank, exterior power point and courtesy lighting.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

POSSESSION

Immediate vacant possession upon completion of the purchase - the vendor offering the additional benefit of no onward chain.

VIEWING

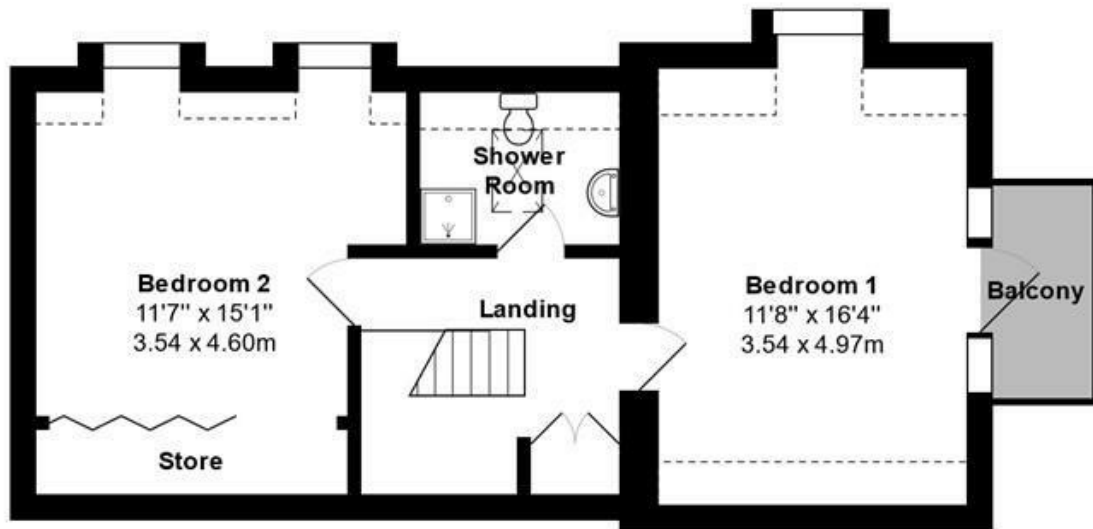
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

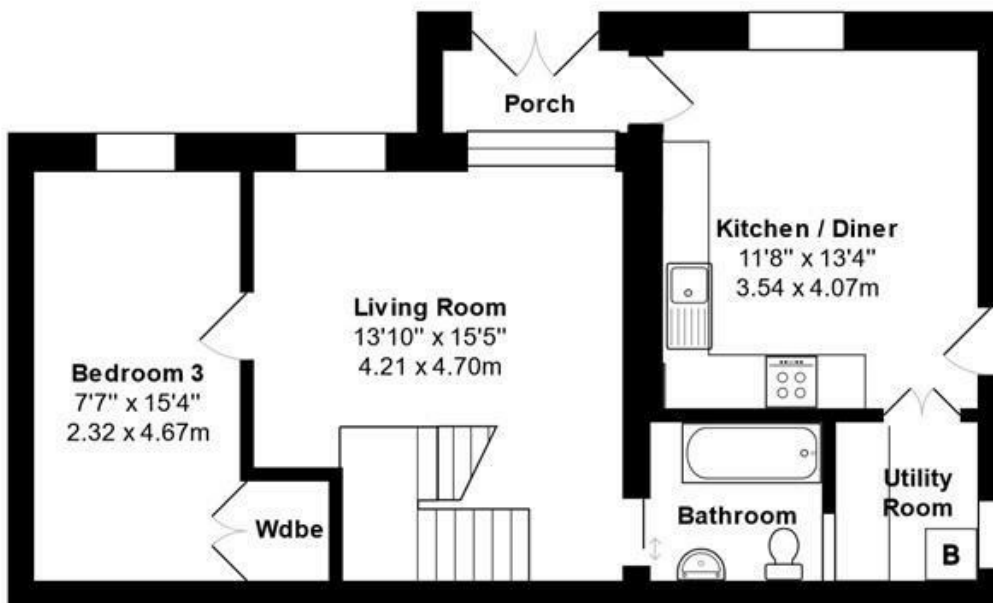
Proceed into the village of Constantine and up Fore Street, passing both convenience stores on the left-hand side. Shortly after the second store, take the left-hand turning immediately in front of the thatched cottage signposted to Gweek. After a short distance, take the first turning left by the old vicarage and proceed passed the church on the left-hand side. At the foot of the churchyard, the Bowling Green begins and 'The Coach House' will be found immediately on the left-hand side.



Floor Plan



First Floor
Approx Area: 52.2 m² ... 562 ft²



Ground Floor
Approx Area: 607 ft² ... 56.4 m²



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Total Approx Area: 106.8 m² ... 1150 ft² (excluding balcony)
All measurements are approximate and for display purposes only