



## 59a Fore Street, Constantine, Falmouth, TR11 5AB

Guide Price £295,000

A simply charming stone fronted, end of terrace cottage, situated in the heart of the well served village of Constantine, offering characterful and well maintained 3 bedroom accommodation, featuring an open- plan kitchen/living/dining room, deep rear garden with plentiful sitting-out spaces, and the useful addition of parking to the front for 1 vehicle.

### Key Features

- Well appointed village home
- Much character and charm
- Sunny rear garden
- Off-road parking
- 3 bedrooms
- Wood-burning stove
- End of terrace
- EPC rating TBC



## THE ACCOMMODATION COMPRISES

From the tarmacadam parking area, a granite threshold with recessed multi pane front entrance door, leads into the:-

### OPEN-PLAN KITCHEN/LIVING/DINING AREA

A simply charming, double aspect and inspiring room with many characterful features, including central fireplace with granite hearth and side panels together, with recessed wood-burning stove and slate hearth. Stripped pine floors, feature painted exposed stone wall, replacement four pane double glazed sash windows. An L-shaped kitchen comprises units above and below a wooden worksurface with inset sink with mixer tap and drainer, appliances to include an electric oven with matching grill over, four-ring Cooke & Lewis electric hob. Under-counter space for fridge/freezer. Turning staircase rising to first floor. Wall lights, painted beamed ceiling and newly installed thermostatically controlled, energy efficient electric wall heater. Opening into the:-

### REAR HALL/UTILITY AREA

Under-stair cupboard housing plentiful storage, continuation of stripped pine flooring. Step down to utility area with deep recess, space and plumbing for washer/dryer in a stack, open shelving providing practical storage, part slate tiled flooring. Multi pane door to lean-to rear entrance porch and stripped timber door to:-

### BEDROOM THREE/STUDY

Formerly the kitchen and now utilised as a bedroom, with recessed casement window to the rear elevation with deep tiled sill and part tiled reveals. Inset downlights, shelving, electric wall heater.

### LEAN-TO REAR ENTRANCE PORCH

A useful addition to the property providing storage for logs and coats, with high level shelving. Slate tiled flooring, water tap, part glazed rear entrance door leading to a rear garden pathway and side access.

## FIRST FLOOR

### LANDING

Single step rising to a front landing giving access to the main bathroom and bedroom one. Positive air flow system at ceiling height. Ceiling light. To the rear of the landing, a panelled door opens into:-

### BEDROOM TWO

A double room with broad double glazed casement windows to the rear elevation providing a far-reaching outlook over nearby countryside and rolling fields in the distance. Painted timber floorboards, electric wall heater, ceiling light, loft hatch, high level shelf.

### BATHROOM/WC

A modern three-piece suite comprising low flush WC, pedestal wash hand basin with tiled splashback, panelled bath with Mira Spring electric shower over, shower rail with curtain and tiled splashback. Replacement four pane double glazed sash window with deep sill, dual mirror-fronted medicine cabinets, heated towel rail, strip light/shaver socket. Inset downlights, airing cupboard housing hot water cylinder and slatted shelving. Tiled flooring.

## BEDROOM ONE

The principal bedroom, generously proportioned with recessed uPVC double glazed sash window to the front elevation, loft hatch. Stripped timber floorboards. Electric wall heater, shelving.

## THE EXTERIOR

### REAR GARDEN

Approached via a deep pathway and paved for convenience, opening onto an initial terrace, the perfect spot for al fresco dining, social gatherings etc. Area of lawn and further garden area beyond, bordered by panelled fencing, mature boundaries and bushes. Providing a degree of privacy, plentiful sunlight and timber shed. A side pathway leads around the side and rear of the property, to the:-

### FRONTAGE AND PARKING

A tarmacadam parking area providing space for one vehicle, metal railings dividing space between 59a and neighbouring property.

### AGENT'S NOTE

Prospective purchasers should be made aware, Number 59 Fore Street has a pedestrian right of way over the rear and side pathway to the property of 59a.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, drainage. Electric heating and wood-burning stove to living area.

### TENURE

Freehold.

### VIEWING

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

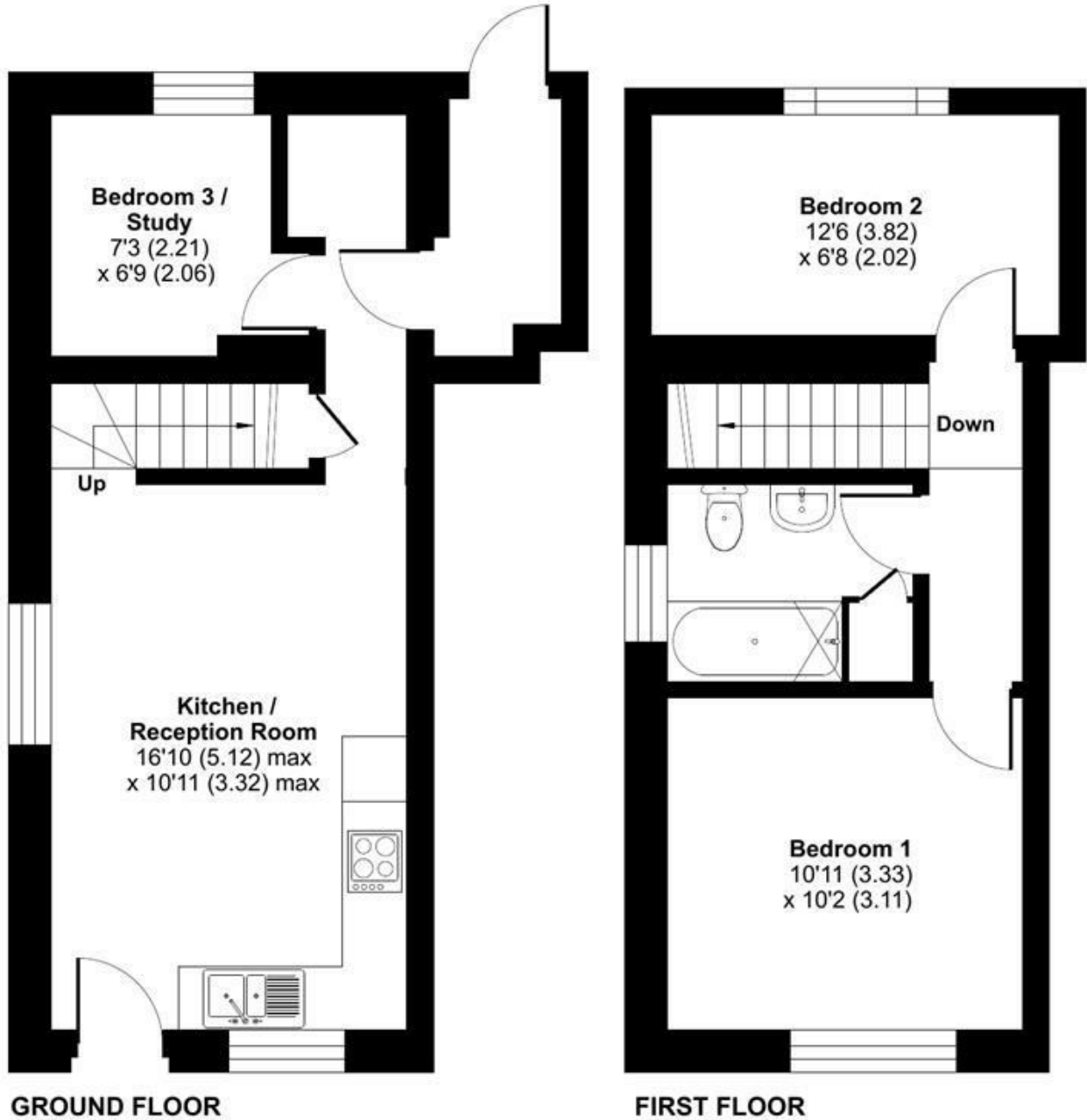


# Floor Plan

## Fore Street, Constantine, Falmouth, TR11

Approximate Area = 663 sq ft / 61.5 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Laskowski & Company. REF: 1130962