



Grace Cottage, 5 Church Square, Constantine, Falmouth, TR11 5AW

£295,000

A charming 2 double bedroom semi-detached character cottage, tucked away in a quiet position just yards from the village centre. The property provides delightful, well presented accommodation comprising, on the ground floor: living room with a wood-burning stove, beamed ceiling and engineered wood flooring, a large 'sociable' kitchen/diner offering plenty of space for family dining and gives access to the conservatory and attractive walled courtyard garden. The first floor offers 2 double bedrooms and a family bathroom. To the rear of the cottage is an attractive south-facing walled courtyard garden which provides an excellent degree of privacy and is planted with a number of colourful shrubs including a palm and wisteria. A delightful period home being sold with immediate vacant possession and no onward chain.

Key Features

- Period 2 double bedroom cottage
- Well presented throughout
- Large kitchen/diner
- No onward chain
- Tucked away, yet close to the village centre
- Living room with wood-burning stove
- Southerly-facing walled courtyard garden
- EPC rating E



LOCATION

Constantine is an extremely well served village with excellent day-to-day amenities including two village stores (one with a renowned off licence), community hall (The Tolmen Centre), public house, social club, church and highly regarded county primary school. The nearby creeks and villages of Gweek and Port Navas are within a few minutes drive, as is the village of Mawnan Smith, sub tropical gardens at Trebah and Glendurgan, picturesque walks along the beautiful tree-lined creeks of the Helford River, and the sandy coves and beaches along the nearby South West Coast Path. The market town of Helston is approximately six miles distant and the port of Falmouth approximately seven miles away.

THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

LIVING ROOM

A delightful dual aspect living room with two double glazed windows to the front aspect, both with window seats. Third internal double glazed window borrows light from the conservatory. Fireplace housing cast iron wood-burning stove with slate tiled hearth and wood mantel over. Beamed ceiling, engineered wood floor, built-in book case with shelving. Wall mounted independent thermostat controlled electric heater, telephone, broadband and telephone points. Cupboard housing consumer unit and electric meter. Timber latch door to:-

KITCHEN/DINING ROOM

A light and bright well proportioned room with large double glazed window overlooking the walled courtyard garden. The kitchen provides space for a good size dining table and chairs, and is fitted with a range of eye and waist level units, wood-effect worktop with inset ceramic sink/drainage unit with swan neck mixer tap. Inset Bosch induction four-ring ceramic hob with Zanussi electric oven under and extractor fan over with glass splashback. Built-in washer/dryer, built-in dishwasher and built-in fridge/freezer. Wood-effect laminate flooring, beamed ceiling. Staircase to first floor, both recessed ceiling and pendant lighting. Glazed stable door to:-

CONSERVATORY

Glazed windows to two sides and a mono pitch perspex roof. Tiled flooring, internal double glazed window to the living room. Double glazed door giving access to the courtyard garden.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Wood flooring, double glazed window to rear aspect, loft hatch. Timber latch door to airing cupboard housing hot water cylinder heated via the solar panels with an option for an electric immersion, wall mounted individually thermostat controlled electric heater. PIV ventilation system.

BEDROOM ONE

A well proportioned double bedroom with ample space for a large freestanding wardrobe. Two double glazed windows to front aspect, loft hatch. Wall mounted thermostat controlled electric heater. Two pendant ceiling lights.

BEDROOM TWO

A second generous double bedroom with large double glazed window to the side aspect overlooking the walled courtyard. Wall mounted thermostat controlled electric heater. Painted wood flooring, central ceiling light.

FAMILY BATHROOM

Panelled bath with tiled surround and electric shower over, dual flush WC, pedestal wash hand basin with tiled splashback. Heated towel rail/radiator, obscure double glazed window to side aspect, extractor fan.

THE EXTERIOR

Accessed from the conservatory and located to the rear of the cottage is a delightful south west facing walled courtyard garden. This private and secluded garden has a combination of both raised and low level flower beds containing a range of shrubs and small trees including a wisteria and palm, cold water tap. A timber door gives access to a garden store with pendant lighting. Side pedestrian gate gives access to the front of the cottage.

GENERAL INFORMATION

SERVICES

Mains drainage, electricity and water. Telephone point (subject to supplier's regulations).

COUNCIL TAX

Band C - Cornwall Council.

TENURE

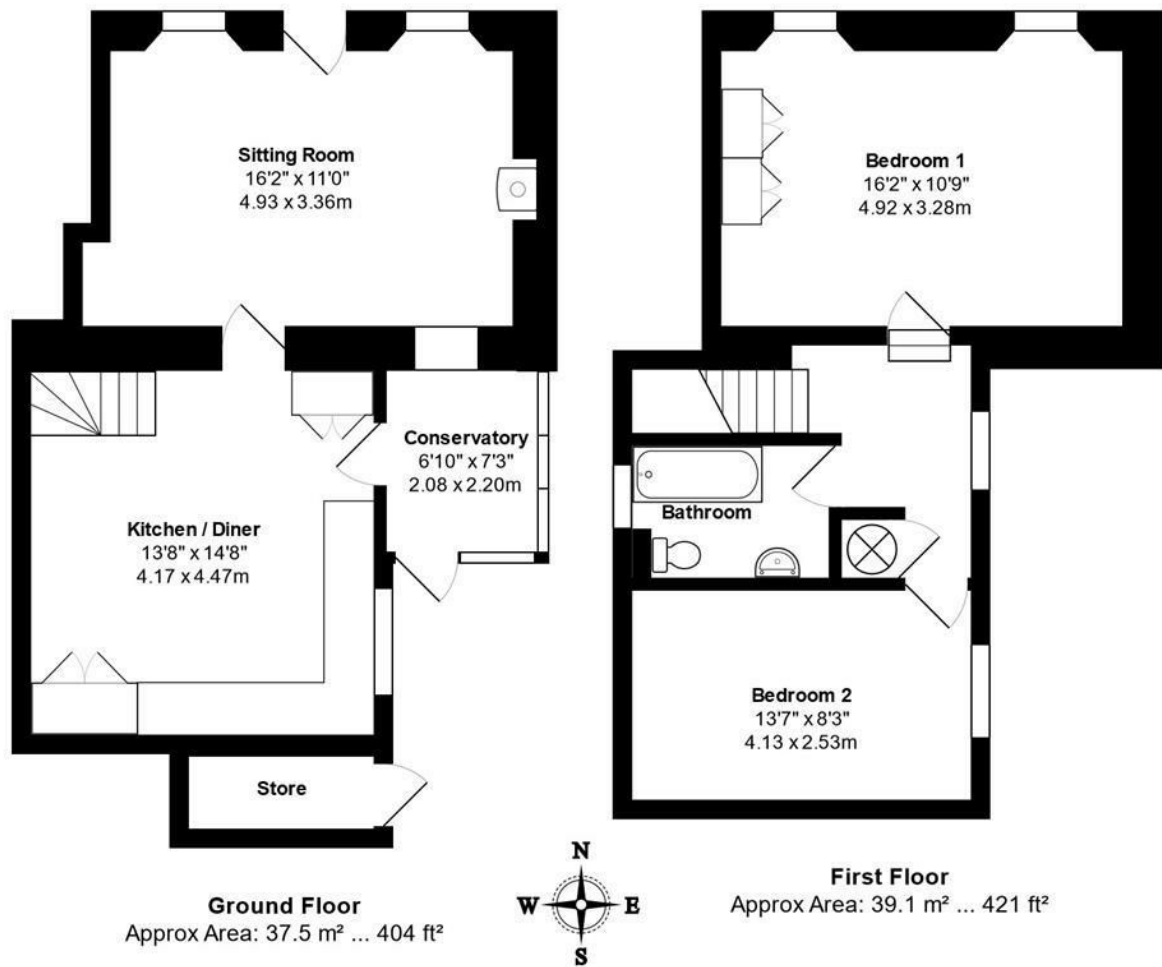
Freehold.

VIEWING

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



Floor Plan



Church Square Constantine TR11 5AW

Total Approx Area: 76.6 m² ... 825 ft²

All measurements are approximate and for display purposes only