



Lamplighter Cottage, 18 Fore Street, Constantine, Falmouth, TR11 5AB

Guide Price £325,000

A glorious double fronted 2 bedroom cottage, lovingly and thoroughly restored by the current owners, boasting period features throughout and offering a central position within this hugely sought-after village. Our clients have excellent taste, evidently displayed throughout this property – since acquiring the property, they have sympathetically renovated the building, to include: stripping back the granite walls and rendering in lime, replacement of hardwood double glazed sash windows, instalment of Positive Input Ventilation, underfloor heating in the bathroom, a gravity boost pump, solar thermal panels supplying the hot water and solar PV, and the construction and erection of a fully insulated, electric powered garden studio/office – ideal for those seeking a ‘work from home’ environment or additional space for visitors.

Key Features

- Terraced cottage dating from circa 1860
- Sought-after village location
- Insulated, electric powered garden office/studio
- Close to village amenities
- 2 bedrooms
- South-facing landscaped rear garden
- Subject to extensive refurbishment throughout
- EPC rating C



THE 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, the port of Falmouth approximately seven miles, and the cathedral city of Truro, the county's legal, administrative, retailing and commercial centre, is no more than a thirty-minute drive away.

THE ACCOMMODATION COMPRISES

Granite steps rise to the front door which leads into the:-

LIVING/DINING ROOM

Redwood pine flooring, hardwood double glazed sash windows to front elevation overlooking the garden. Feature granite fire surround with slate hearth and log-burner. Space for living room furniture and dining table etc. Stairs to the first floor with under-stair storage cupboard. Radiator.

KITCHEN

Modern kitchen with Travertine stone flooring, low level white units with roll-top worksurfaces, tiled splashbacks. Integrated oven with electric hob and stainless steel extractor hood over. Shelving, sink unit with chrome mixer tap and drainer, space for tall fridge/freezer and dishwasher. Double glazed windows to rear elevation, French doors to rear garden.

BATHROOM

Porcelain tiled flooring, part tiled walls. Ceramic wash basin with chrome mixer tap, wall mounted mirror. Low level button flush WC. Obscure glazed small uPVC double glazed window. Large feature bath with chrome mixer tap and shower.

FIRST FLOOR

BEDROOM ONE

Double bedroom with redwood pine flooring, hardwood double glazed sash windows to front elevation, space for bedroom furniture. Radiator.

BEDROOM TWO

A second bedroom with continuation of redwood pine flooring, hardwood double glazed sash window. Built-in cupboard. Radiator.

THE EXTERIOR

FRONT GARDEN

Lovely front courtyard garden with low level flower beds and shrubs, bordered by fencing and leading onto Fore Street (which is accessed by a gate with stone pillars).

REAR GARDEN

A lovely private south-facing rear garden, arranged

approximately over two tiers. The lower tier is paved, with flower beds and bordered by fencing and stone walls - an ideal outdoor sitting area with access to the utility cupboard housing all utilities (which have been moved from the inside to the outside). The raised part of the rear garden is accessed via three steps, and houses the:-

GARDEN STUDIO

A larch panelled, electric powered, fully insulated and double glazed studio/office - an ideal 'work from home' studio space etc.

GENERAL INFORMATION

SERVICES

Positive Input Ventilation which pumps clean filtered air into the house which improves airflow. The solar PV is two years old and generates up to 14kwh per day. The solar thermal panels supply the hot water tank with 60 degree heat over the summer months. There is underfloor heating in the bathroom which keeps it really dry. There is also a gravity boost pump to give great water pressure. Mains water, electricity and drainage are also connected.

COUNCIL TAX

Band B - Cornwall Council.

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

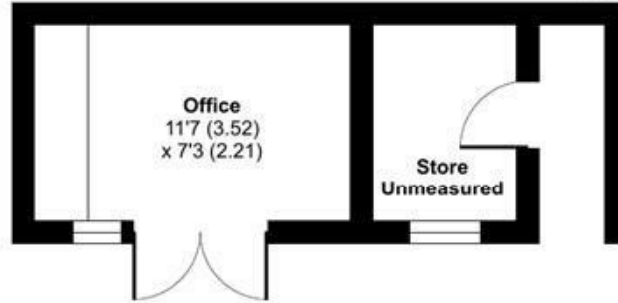
Approximate Area = 693 sq ft / 64.3 sq m (excludes store)

Outbuildings = 95 sq ft / 8.8 sq m

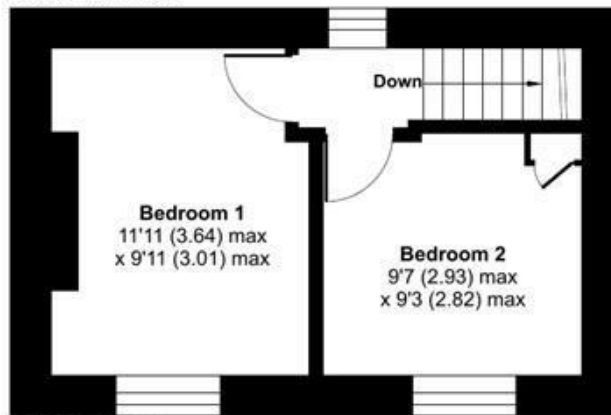
Total = 788 sq ft / 73.1 sq m



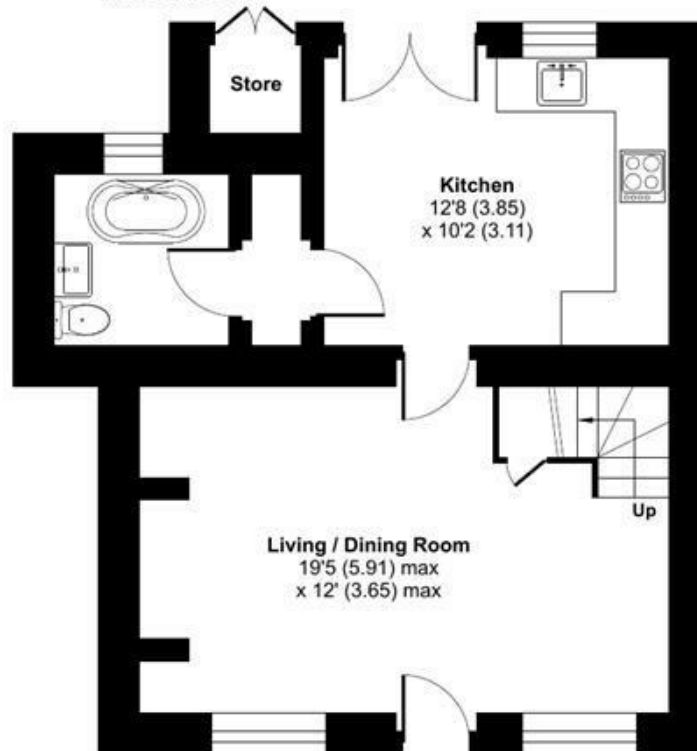
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OUTBUILDING 1



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Laskowski & Company. REF: 1176473