



Laskowski
&Co



Lionshead Cottage, 27 Fore Street, Constantine, Falmouth, TR11 5AA

£275,000

Situated in the 'heart' of this sought-after North Helford Area village, with its thriving community and excellent amenities 'on the doorstep', an extremely attractive stone-built cottage, full of charm and quality, superbly updated and improved by the present owner in recent years, with some of the features including a granite inglenook fireplace with glass-fronted log-burner, sash-style double glazed windows to the front elevation, a side extension providing an adaptable second sitting room, refitted kitchen with electric Aga, first floor bathroom with Heritage-style 3-piece suite, 2 double bedrooms, economic electric heating, and a surprisingly deep rear garden with many mature shrubs. Empty, ready to move straight into, with the additional benefit of no onward chain.

Key Features

- Highly attractive stone cottage
- 2 reception rooms
- Refitted kitchen with cream painted Aga
- Surprisingly deep and well enclosed rear garden
- Full of charm, quality and character
- Inglenook fireplace with glass-fronted log-burner
- 2 double bedrooms and first floor refitted bathroom
- EPC rating E



THE ACCOMMODATION COMPRISES

ENTRANCE

'Lionshead Cottage' has a broad frontage to Fore Street. Shallow granite steps and a replacement uPVC double glazed entrance door opens into the:-

LIVING ROOM

A lovely, double aspect living room with traditional beamed ceiling and a magnificent granite inglenook fireplace with deep slate hearth and glass-fronted log-burner. Replacement sash-style uPVC double glazed window with window seat to the front elevation. Cupboard housing electrical meters and fuses, log recess, TV aerial socket, electric wall heater, wall light points, open tread staircase to the first floor landing. Deep silled window to the rear porch/utility and feature sliding door with stained and leaded glazing opening into the kitchen.

DINING ROOM

A later extension, providing an extremely versatile additional living space, formerly used as a dining room but equally suitable as a TV area or home office etc. Again, double aspect with broad replacement uPVC sash-style window to the front elevation and glazed screen to the rear porch and utility area. Electric wall heater.

KITCHEN

Fully refitted by the present owner, comprising a full range of French Oak-effect wall and base units with ample round-edged granite-effect worksurfaces between with complementary tiled splashbacks. Wall unit with glass display cabinets and plate racks etc, recess for fridge, inset ceramic sink unit with mixer tap, wicker vegetable drawers. Shelved recess, tall built-in shelved pantry cupboard with storage locker over. Slate flooring, broad uPVC double glazed window overlooking the rear garden, cream electric Aga set in tiled recess with hardwood mantel over. Timber door with glazed panelling, including leaded and stained glass window, opening into the:-

REAR PORCH/UTILITY AREA

A highly useful ancillary area with two glazed screens to the living accommodation, slate flooring, fitted worksurfaces, base cupboard, plumbing for washing machine and dishwasher, space for additional fridge and freezer cabinets etc. uPVC double glazed window and door overlooking and opening onto the rear garden.

FIRST FLOOR

LANDING

Timber flooring, wrought iron balustrading from the stairwell, access to loft storage area.

BEDROOM ONE

Replacement uPVC sash-style double glazed window with deep timber sill to the front elevation. Part canopied ceiling, electric wall heater, telephone point, fitted double cupboards.

REFITTED BATHROOM/WC

Most attractively appointed with a high quality, white, Heritage-style three-piece suite, including a pedestal wash hand basin, low flush WC and panelled bath with glazed shower screen and antique-style mixer tap with shower

attachment. Part tiled and timber panelled walls, part canopied ceiling, traditional electric radiator and towel rail. Deep silled replacement obscure double glazed window to the rear elevation with exposed stone reveals. Full height built-in airing cupboard with stainless steel pressurised hot water cylinder with immersion heater and timer switching.

BEDROOM TWO

A well proportioned room with canopied ceiling, exposed timber flooring, electric wall radiator and broad double glazed windows to the rear elevation overlooking the deep garden and beyond to miles of rolling, unspoilt countryside.

THE EXTERIOR

REAR GARDEN

Courtesy door from the accommodation, lower terrace ideal for bin and recycling storage etc, granite steps rising to a stone patio, beyond which a pathway continues the length of this surprisingly deep rear garden, which is well enclosed to both sides by stone and brick walling, containing a mass of mature, colourful, flowering shrubs and plants, including camellias, hydrangeas, bay and fuchsias etc.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone point (subject to supplier's regulations). Economic electric heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

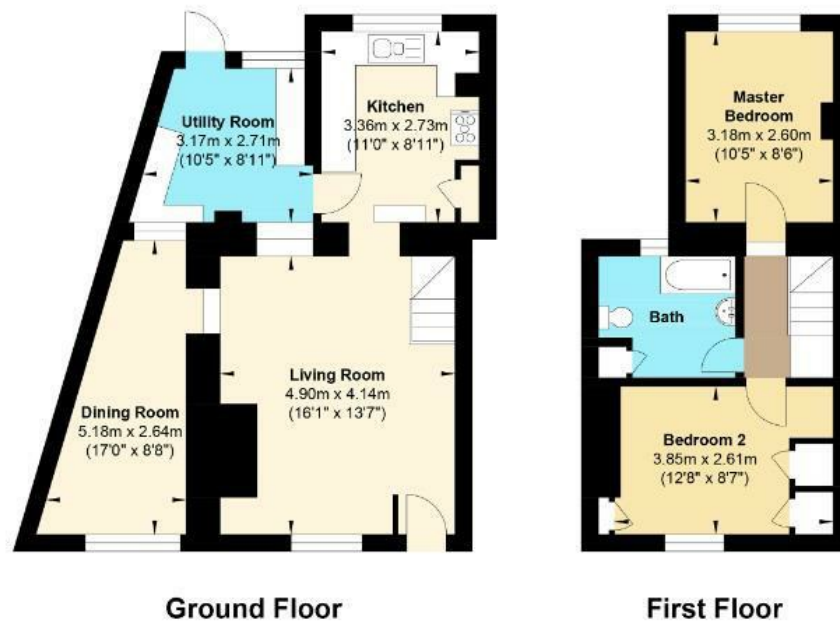
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Entering the village of Constantine from the direction of Falmouth and proceed up Fore Street. 'Lionshead Cottage' will then be found on the right-hand side, just before the Tolmen Centre on the right, and Rowes Stores on the left.



Floor Plan



Gross Internal Floor Area : 84.0 m2 ... 902.0 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.