

# CHRISTOPHERS

ESTATE AGENTS



A very well presented and deceptively spacious two bedroom character cottage with an enclosed garden, off road parking and expansive rural views to the side and rear.



Farthing Cottage is a nicely presented, semi-detached cottage with period features ranging from granite quoins and exposed local stonework, to an impressive inglenook fireplace which houses a multi fuel stove set upon a tiled hearth.

Situated in the roadside hamlet of Carnebone, Farthing Cottage is very well placed for access to Falmouth University, Falmouth town, Truro, Helston and the Lizard Peninsula.

Without doubt one of the highlights of the residence are the simply fabulous panoramic views that can be enjoyed from the rear and side garden of the property out towards Goonhilly, Helston and coastline beyond. Enjoying a sunny outlook these extensive vistas provide a lovely backdrop to the property and should be viewed to fully appreciate all that is on offer.

Other highlights include a solid wood fitted kitchen, a lounge full of character with a feature fireplace and exposed stonework and a large sun room, which has been significantly enhanced during the current owners tenure to provide a light and welcoming room in which to relax and enjoy the sunny outlook and views on offer.

On the first floor are two comfortable double bedrooms, both with dual aspect, a useful study and a well appointed family bathroom. Outside there is an adjacent, well established garden which is nicely enclosed with a neat lawn, patio area and a range of mature plants, shrubs and trees. The property benefits from double glazing and a multi fuel stove with a back boiler.

The accommodation comprises an entrance porch, kitchen, dining room, lounge and a conservatory on the ground floor, whilst upstairs there are two bedrooms, a study and family bathroom.

Laity is a small hamlet a short drive from the bustling market town of Helston which has many amenities. These include national stores, health centres, cinema and a leisure centre with indoor pool. There are a number of well regarded primary schools and a secondary school with sixth form college whilst a university campus can be found in the nearby port town of Falmouth which is some ten miles distant. The property is well located with a road link to Falmouth and the county capital of Truro some fourteen miles away which has a mainline railway station with regular services to London Paddington.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to -

#### ENTRANCE PORCH

With grey tiled flooring and enjoying a dual aspect to the front and side aspects taking full advantage of the stunning rural and coastal backdrop beyond. Stable door to kitchen and a latched door to -

#### CLOAKROOM

With a low level W.C., wall mounted extractor, tiling to the floor, useful shelf and frosted window to the front.

#### KITCHEN 3.00M X 2.77M (9'10" X 9'1")

A well appointed fitted kitchen comprising solid wood working top surfaces incorporating a Franke sink with drainer and mixer tap over and a range of base cupboards under. Space for an electric cooker with stainless steel splashback and a chimney style hood over, whilst spaces are provided for a range of appliances including a washing machine and freestanding fridge freezer. There are tiled splashbacks, attractive display shelving, stylish polished floor tiling, recessed spotlighting and an internal window with an outlook to the sun room and garden beyond. Beamed opening to -

#### DINING ROOM 2.87M X 2.77M (9'5" X 9'1")

A pleasant room with a continuation of the polished tiled flooring, latched door to the lounge and a contemporary glass door and step down to -

#### SUN ROOM 6.17M X 2.84M MAX MEASUREMENT (20'3" X 9'4" MAX MEASUREMENT )

A light and impressive room with a part vaulted ceiling, tiling to the floor, door to the rear garden and an array of windows providing an enviable outlook over the well tended garden and expansive views beyond.

#### LOUNGE 4.93M X 3.94M (16'2" X 12'11" )

A dual aspect room full of character with exposed stonework and fabulous inglenook fireplace playing host to a multi fuel stove and back boiler set upon a tiled hearth, with striking display shelves to either side. There is a cupboard housing the electric consumer unit, recessed spotlighting, windows to the front and side aspects and an understairs storage cupboard with useful shelving.

A staircase rises to the first floor.

#### FIRST FLOOR

#### LANDING

With a white balustrade, alcove shelving, window to the side aspect, a positive pressure system and doors off to both bedrooms, the study and the family bathroom.

#### BEDROOM ONE 4.22M X 2.74M (13'10" X 9')

A light and airy dual aspect double bedroom enjoying far reaching and elevated views towards Goonhilly, Mullion, Helston and the sea beyond. The room is enhanced by attractive exposed wood flooring, a radiator and windows to the front and side aspects, a loft hatch and useful wardrobes.

#### BEDROOM TWO 3.73M X 2.79M (12'3" X 9'2")

A comfortable dual aspect double bedroom with a radiator, loft hatch to the roof space, cupboard with a hanging rail and storage shelf above and outlook to the side and rear.

#### STUDY 2.26M X 1.91M MAX MEASUREMENT (7'5" X 6'3" MAX MEASUREMENT )

A useful room which would lend itself to home office working or crafting. Radiator and a window to the side aspect.

#### BATHROOM

With white suite comprising a low level W.C., pedestal wash handbasin and a panelled bath with a tiled surround and an electric shower over. There is a ladder style towel rail, exposed wood flooring and a frosted window to the side.

#### OUTSIDE

A shared driveway leads towards the front of the residence and on to a stone chipped parking area with parking for a number of vehicles. Steps and a handrail lead up to the front door, whilst a passageway leads around to the side and a useful external storage shed.

A granite pillar and garden open into a neatly enclosed and well established garden with mature plants, shrubs and trees at the borders with Cornish hedging and raised stone flowerbeds. The garden is laid largely to lawn and leads on to a small patio area that enjoys a lovely outlook over pasture land towards the Lizard Peninsula and coastline.

#### SERVICES

Mains electricity and water. Private drainage.

#### DIRECTIONS

From Helston take the A394 for Falmouth and pass through Trewennack and continue past the A1 Car Sales forecourt on the right hand side. Continue through Manhay, past Manhay Farm and up the hill where the road has an overtaking lane. Proceed along for around a quarter of a mile and towards the brow of the incline there will be a row of cottages on the right hand side. Turn right by them and Farthing Cottage is the first cottage on the right hand side.

#### VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### AGENTS NOTE ONE

The residence is situated within a small roadside hamlet near to the A394 Helston to Falmouth Road.

#### AGENTS NOTE TWO

We are advised that there is a small area of flying freehold believed to be adjacent to the understairs storage cupboard.

#### AGENTS NOTE THREE

We are advised by the owners that the wardrobes in bedroom one are included in the sale.

#### AGENTS NOTE FOUR

We are advised by the owners that the neighbouring property enjoys a right of access which related to the small side passageway between the two properties.

#### AGENTS NOTE FIVE

We are advised that the property has successfully operated as a self-contained Airbnb during various periods of the current owners' tenure.

#### AGENTS NOTE SIX

We are instructed that a new private drainage system has recently been installed at the property. Further details are available upon request.

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### COUNCIL TAX

Council Tax Band B.

#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

11th June, 2024.

# FARTHING COTTAGE, 1 LAITY COTTAGES LAITY, WENDRON, CORNWALL, TR13 0NW PRICE GUIDE £299,950



FOR ILLUSTRATION ONLY

**IMPORTANT AGENTS NOTES:** Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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