

CHRISTOPHERS

ESTATE AGENTS



A beautifully appointed two bedroom, two bathroom property with attractive cottage style gardens in this sought after traditional hamlet a short drive from both Helston and Porthleven and conveniently located for access to the nearby coast and countryside.



Step into this beautifully converted two-bedroom detached Sunday school, where modern luxury meets traditional charm. This unique property offers an exquisite blend of character and contemporary living, perfect for those seeking a tranquil yet stylish retreat.

Enter the property and find yourself in a spacious yet cosy open-plan reception room with high ceilings. There is a stylish grey shaker-style kitchen area and ample space for a dining table. On chilly evenings, cosy up around the log burner after a bracing winters walk.

The inner hallway leads to both bedrooms and the family shower room. The master bedroom suite is a true highlight, a dual aspect room with large sash windows and a luxurious en-suite bathroom complete with a freestanding roll-top bath, ideal for unwinding after a long day.

The second bedroom, currently set up as a triple family room, offers plenty of space for both family and friends. It is conveniently located opposite the family shower room, which features a large walk-in shower with a drench head.

Outside, there is a pretty cottage-style garden, well stocked with mature trees, plants, and shrubs. This delightful outdoor area offers space to enjoy a relaxed alfresco supper as well as a 'secret' seating area, perfect for reading or enjoying a secluded morning coffee.

Whether you're looking for a permanent residence or a holiday home, this charming property is a must-see. Its traditional character coupled with modern convenience makes it a truly special place to call home. A Viewing is essential to fully appreciate all that this lovely home has to offer.

The hamlet of Sithney itself has a church and primary school. More extensive amenities can be found in the nearby town of Helston with national stores, cinema, keen amateur theatre, sports centre, with indoor swimming pool, and both primary and secondary schooling. The amenity area towards the bottom of the town has a boating lake that leads onwards to the Penrose Estate through which many walks can be enjoyed alongside Cornwall's largest natural freshwater lake, Loe Pool. This in turn leads to the sea and the port of Porthleven which is a "foodies' heaven" with many highly regarded restaurants clustered around the harbour. National rail links connecting to London Paddington can be found in the town of Penzance.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR WITH FAN LIGHT OVER TO -

OPEN PLAN RECEPTION ROOM 5.21M X 4.78M (17'1" X 15'8")

With Herringbone laid flooring. A spacious room with high ceilings and a Velux style window offering contemporary yet characterful accommodation. The room comprises a kitchen area fitted with a grey shaker style kitchen with wood effect working top surfaces and attractive tiled splashbacks. There is a one and a half bowl black composite sink and drainer with mixer tap, open shelved storage and integrated oven and hob with hood and light over. There is feature LED lighting over the kitchen area.

OPEN PLAN TO THE SITTING AND DINING AREA

There is a wood burner and wall mounted electric heater. Glazed door to

HALLWAY

With Herringbone laid flooring and doors to both bedrooms and shower room. Cupboard housing the hot water cylinder also offering useful storage.

MASTER BEDROOM 3.68M X 3.58M (12'1" X 11'9")

A fabulous spacious light and airy dual aspect room with large multi paned sash windows to the front and side aspects. There is a wall mounted electric heater. Door to

EN SUITE 3.58M X 1.40M (11'9" X 4'7")

With vinyl flooring, free standing roll top bath with telephone style mixer tap and hand held shower attachment, pedestal wash hand basin, w.c. and chrome effect heated towel rail.

BEDROOM TWO 3.23M X 2.39M (10'7" X 7'10")

With Herringbone laid flooring, large multi paned sash window to the front aspect and wall mounted electric heater.

FAMILY SHOWER ROOM

With large walk in shower, tiled with drench head, pedestal wash hand basin, w.c., chrome effect heated towel rail and vinyl flooring.

OUTSIDE

The front of the property is approached by a pedestrian access gate leading to the pretty and generous cottage style gardens which are stocked with a range of mature trees, plants and shrubs. There is a decorative gravelled seating area offering plenty of space for al fresco dining as well as a tucked away and secluded seating area. There is also an additional area of garden to the side, again well stocked with mature plants, trees and shrubs.

AGENTS NOTE

Please be aware that the property currently shares a title with The Trap House which we are advised the vendors are retaining. The title will be split as part of the conveyancing.

SERVICES

Mains electricity, water and private drainage.

VIEWING

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

DIRECTIONS

Leave Helston on the Penzance Road (A394) passing Chris Nicholls garage on your right. Continue until seeing a turning signposted Sithney on your right hand side. Take this turning and follow the road until seeing the property on your left hand side just before you reach the church.

MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

COUNCIL TAX BAND

Property Currently registered for Business rates

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASERS

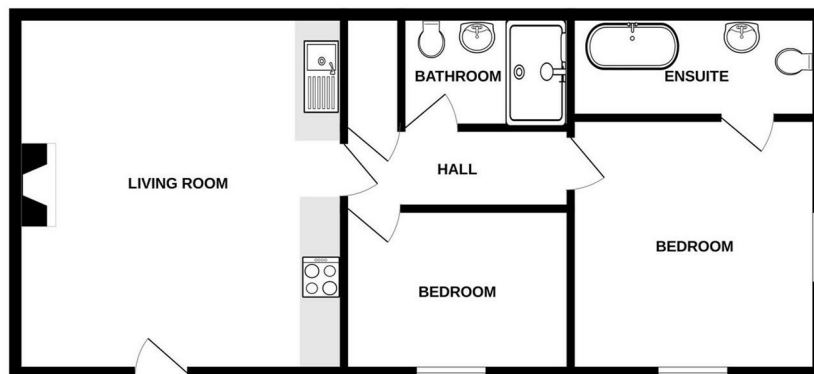
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

28th August 2024

THE OLD SUNDAY SCHOOL SITHNEY, CORNWALL, TR13 0RN PRICE GUIDE £299,950

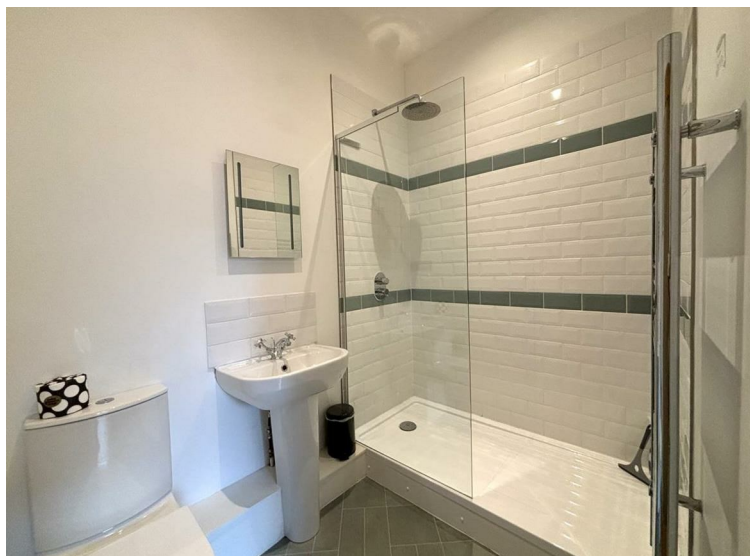
GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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