

## Stithians

**A charming semi-detached character cottage  
Set in a delightful rural location  
An ideal permanent home or retreat  
UPVC double glazed windows (majority)  
Independent electric heating  
Spacious lounge/dining room with beams and woodburner  
Fitted kitchen with Rayburn range, separate utility  
Two double bedrooms, ground floor bathroom/wc  
Long riverside private driveway, parking  
Sunny, private mature gardens**



**Guide £285,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND G**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7013



This charming semi-detached granite cottage with two bedrooms, sits at the end of a long private lane alongside the Kennall River at Foundry on the way into this popular and centrally positioned village of Stithians twixt the surrounding towns of Falmouth, Redruth, Helston and the cathedral city of Truro.

The cottage comes to the market for the first time since 2011 with our client now downsizing to a smaller home locally. This lovely home is considered ideal as a permanent home or retreat for someone wishing to embrace a rural village lifestyle in a peaceful location.

Over the years our client has improved the cottage and there is still further potential to personalise the property and possibly extend (subject to the normal planning permissions and building regulations).

Some of the many features include UPVC double glazed windows (majority), a focal point woodburning stove on a raised hearth and open beams in the sitting room, a Rayburn Royal range in the kitchen and all floor coverings in the sale.

The well proportioned accommodation includes an entrance porch, a generous lounge/dining room, L-shaped fitted kitchen, separate utility room/store, ground floor bathroom/wc, rear porch leading to the garden and on the first floor, two double bedrooms with lovely views to woodland opposite.

**As our clients sole agents, we strongly recommend an immediate viewing to secure this fine cottage.**

**Why not call for an appointment to view today!**

#### **THE ACCOMMODATION COMPRISES:**

#### **DOOR LEADING TO:**

**FRONT PORCH** Multi-paned front door to:

**LOUNGE/DINING ROOM 6.71m (22'0") x 4.01m (13'2") plus recess.**

A delightful main reception rooms with a dual aspect having twin recessed double glazed windows overlooking the front garden, double glazed window overlooking the rear aspect, a focal point fireplace with raised woodburning stove on a slate hearth, deep recessed cupboard alongside with electric meter and consumer box, two independent electric heaters, telephone point, TV aerial point, open beam ceilings and two drop lights at either end, painted door to:



**KITCHEN 3.12m (10'3") x 2.82m (9'3") plus 1.93m (6'4") x 1.68m (5'6")**

Enjoying a bright dual aspect with deep recessed double glazed windows overlooking the rear aspect and casement window looking through the rear porch to the gardens, continuous ceramic tiled flooring, a range of matching wall and base units with beech block work surfaces and ceramic tiling over, single drainer stainless steel sink unit and mixer tap, Rayburn Royal range and solid timber shelf over, electric cooker panel, access to loft space, painted and glazed door to rear garden, door to:



#### **SEPARATE WC**

Having a low flush wc, mirrored bathroom cabinet and recessed single glazed window.

#### **TURNING STAIRCASE FROM LOUNGE/DINING ROOM**

Having deep recessed double glazed window at mezzanine level to landing.

#### **BEDROOM ONE 3.91m (12'10") x 2.64m (8'8") plus 1.98m (6'6") x 1.12m (3'8")**

A lovely bright L-shaped main bedroom which has a deep recessed double glazed window which has a pleasant outlook over the front gardens to light woodland opposite, fitted carpet.

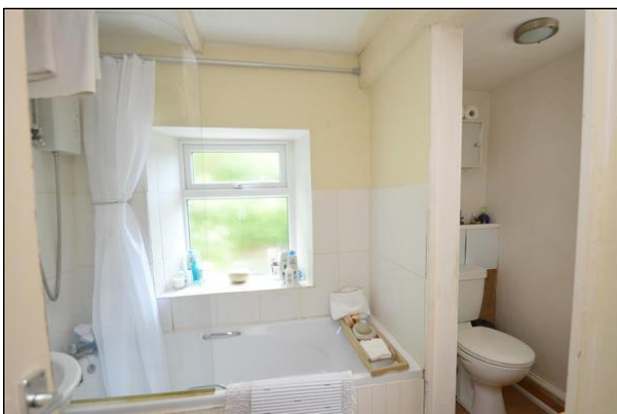


#### **UTILITY STORE 3.58m (11'9") x 1.32m (4'4")**

With fitted wall shelving, deep recessed single glazed window overlooking the garden.

#### **BATHROOM 2.03m (6'8") x 1.68m (5'6") including wc.**

Approached from the kitchen with white suite comprising handled and panelled bath, thermostatically controlled electric shower, fully tiled walls and screening, chrome hot and cold taps, pedestal hand wash basin with chrome hot and cold taps, fitted mirror, chrome ladder style heated towel rail, down flow electric fan heater, hard wearing wood finish flooring, airing cupboard with lagged copper cylinder and immersion, storage cupboard, open doorway to:



#### **BEDROOM TWO 3.89m (12'9") x 2.18m (7'2") plus recess 1.93m (6'4") x 0.91m (3'0") and bay.**

Another double bedroom with double glazed window overlooking the front again overlooking the gardens to light woodland, fitted carpet.



**OUTSIDE**

The cottage is approached through a gateway at Foundry and over a long driveway along the riverside and this provides two parking spaces, one at the entrance to the lane and the second, alongside the cottage.

To the side of the cottage sits a delightful, sunny and sheltered garden with lawn and pathways which are surrounded by beautifully well stocked flowerbeds and rockeries sporting a wide variety of plants and shrubs which give privacy and seclusion especially around a seating area which gives you a great place to relax. A paved pathway continues across the front of the house to the gateway.



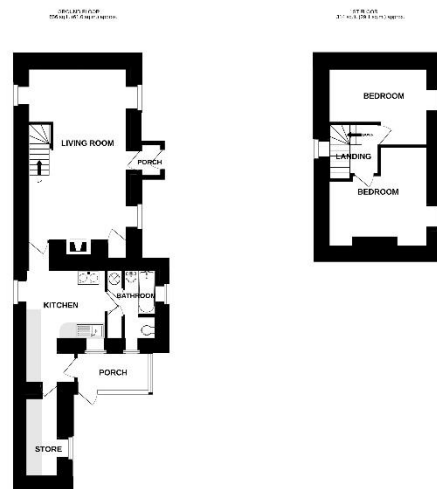
**COUNCIL TAX** Band C.

**SERVICES**

Mains water, electricity and private drainage.

**MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



TOTAL FLOOR AREA: 170 SQ. METERS (360 SQ. FT.)  
 MEASURED IN ACCORDANCE WITH THE SURVEYING ACT 1981 AND THE SURVEYING ACT 1954.  
 THIS FLOOR PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.  
 THE PROPERTY IS SOLD AS SEEN AND THE BUYER SHOULD VERIFY THE ACCURACY OF THE MEASUREMENTS AND THE CONTENTS OF THE FLOOR PLAN.  
 THE AGENT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THIS FLOOR PLAN.  
 DATE: 15/05/2024

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

