



Constantine

Deceptively spacious, distinctive granite cottage
Beautifully arranged two-bedroom accommodation
Modern spec conversion with character features
Versatile open plan living/ kitchen
Modern fitted bathroom, separate utility room
Efficient central heating and UPVC double glazing
Unique kerb appeal, attractive courtyard garden
Sought after off-street parking
Presented to a high standard throughout
Central village location, Constantine

Guide £325,000

**ENERGY EFFICIENCY RATING
BAND C**

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REF: SK7171



An opportunity to purchase a distinctive granite cottage with unique kerb appeal and modern spec converted living space. The property is located on Fore Street in the heart of the popular village of Constantine with a fantastic history as a former workshop.

The accommodation has been converted to an exceptionally high standard, with the perfect blend of modern and character features including slate flooring, striking vaulted ceilings, wooden beams, deep windows and skylights that flood the space with natural light.

The popular village of Constantine has a host of amenities at hand including two convenience stores with an off licence, The Tolman Centre and Museum that hosts a number of events and Constantine Social Club with its recreation and children's playground. There is a bowling green and the village has their own football and cricket teams. Other facilities include a doctor's surgery, a highly regarded primary/junior school, St Constantine Parish Church, The Cornish Arms public house and Trengilly Wartha Inn plus a local bus service that provides transport links from Helston to Falmouth.

The beautifully arranged accommodation is approached by a unique wood-clad entrance that leads into the hallway with feature slate flooring, from which a staircase ascends to the first-floor landing. A door off the hallway leads to a separate utility room which has previously been used as a WC and has potential to be reinstated if desired. The open-plan kitchen and living room features a beautifully fitted shaker style kitchen combining modern convenience with traditional charm. On the first floor the landing provides access to a well-appointed tiled bathroom with three-piece suite, as well as two bedrooms, both with vaulted ceilings and exposed timber features, and Velux skylight windows.

To the side of the property is a parking area, a highly sought-after feature in this location. The property also benefits from an enclosed front garden, as well as an additional enclosed courtyard-style garden with a patio to the side.

As our client's sole agents, we highly thoroughly recommend an early appointment to view.

Why not call us today to arrange your personal viewing!

THE ACCOMMODATION COMPRISES:

The enclosed front garden is bordered by traditional stone walling and laid to gravel; a slate path leads to a timber entrance door featuring a glazed panel and matching side pane.

ENTRANCE HALLWAY 2.51m (8'3") x 1.83m (6'0")

A pleasant introduction with slate tiled flooring, downlights, traditional style radiator, closed tread staircase and balustrade handrail leads to the first-floor landing. Doors to the living room and utility room.

UTILITY ROOM 1.90m (6'3") x 0.84m (2'9")

A useful area with plumbing and space for washing machine and dryer, shelving, UPVC window, downlights, finished with slate tiled flooring. Previously used as a WC, this could be reinstated if desired.

OPEN PLAN LIVING/KITCHEN 7.24m (23'9") x 3.51m (11'6")

LIVING ROOM

A wonderful open plan room offering versatile spacious living with UPVC double glazed window and a deep timber sill adding character and light, with an outlook to the side aspect. A timber door leads to a useful under stairs storage area, downlight, two traditional radiators, durable slate-look porcelain floor tiles.

KITCHEN

A beautifully fitted modern yet traditional kitchen comprising of a wide range of soft-close base and wall units with metal handles, solid butcher block style work surfaces with an interesting stone and quartz splashback, Belfast style sink with mixer tap, four ring electric induction hob with extractor hood over, stainless steel oven, concealed integrated dishwasher, wall mounted gas combi boiler providing hot water and central heating facilities, tiled flooring, UPVC double glazed patio style doors open onto the enclosed garden and patio.





STAIRS AND LANDING

A closed tread staircase with balustrade leads to the first-floor landing with exposed beams, ceiling downlights, concealed fuse box and fitted carpet. Doors leading to bathroom and bedrooms.

BATHROOM 2.29m (7'6") x 2.21m (7'3")

A beautifully fitted bathroom comprising of a three-piece suite, panelled enclosed bath with screen and shower over, low level WC, wash hand basin set in a vanity unit providing useful storage, chrome heated towel rail, mirrored cabinet, vaulted ceiling with exposed beams, Velux window, downlights, fully tiled walls and laminate flooring.



BEDROOM ONE 3.58m (11'9") x 3.28m (10'9")

Vaulted ceiling with exposed beams, Velux windows and further UVPC window overlooking the side, downlights, fitted carpet and traditional style radiator.



BEDROOM TWO 3.53m (11'7") x 2.51m (8'3")

Vaulted ceiling with exposed beams, Velux window, and a further small UVPC double glazed window overlooking the side aspect with a deep windowsill, fitted carpet, downlights and traditional style radiator.



OUTSIDE

PARKING AREA

The property benefits from a dedicated private parking area.

GARDENS

To the front of the property is a small, enclosed garden with gravelled areas and a slate pathway. The main garden lies to the side of the house and features a charming, enclosed courtyard with a Mediterranean feel, finished with slate flagstones. An ideal space to sit, enjoy and relax with friends and family. A side gate provides access to the parking area.



SERVICES

Mains electricity, water, drainage and LPG heating.

COUNCIL TAX

BAND B

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.

FLOOR PLAN



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.

