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Sales & Lettings



Brooklyn Tregonning Road

Stithians, Truro, TR3 7FG

Guide price £595,000



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An exciting and rare opportunity has arisen to purchase an idyllic country cottage oozing charm and tranquility. Situated in the village of Stithians, the current vendors have lived in the property for some thirty six years and over time have thoughtfully renovated and extended the property whilst maintaining many cosy and character features. The property boasts superb countryside views and offers mature tiered gardens with a plethora of bushes, shrubs and trees plus cobbled pathways. It has a garage and parking for three to four vehicles which is flanked by a Cornish stone hedge. In addition there is an elevated sun house with its own decked balcony. To the side of the property there is also a store room and a large outbuilding with planning permission for a one bedroom dwelling. Internally the property has spacious accommodation with beamed ceilings and Iroko hardwood joinery including sash windows. The property consists of a lounge/diner with a focal fireplace, a further reception room with a wood burner and French doors leading to a patio area. There is a utility room and bespoke fitted kitchen with granite work surfaces and an oil fired Aga. There are three bedrooms to the first floor with a family bathroom and the bonus of a ground floor shower. As previously mentioned, the property has been thoughtfully renovated to a high standard with attention paid to every detail. An early inspection is highly recommended.

Half glazed panelled door and matching windows to:

PORCH
5'2" x 6'2" (1.58m x 1.88m)

With a triple aspect and views over the front garden and countryside beyond. Tiled flooring and decorative half glazed door to:

OPEN PLAN LOUNGE/DINER
15'3" x 22'4" (4.66m x 6.81m)

Two windows with views over the garden and countryside. Open beamed ceiling, wooden floor and an ornate tiled fireplace with a slate hearth and wooden mantel plus built-in shelved cupboards to either side. A further built-in wall cupboard, two radiators and turning stairs to the first floor with

understairs storage cupboard. A further window overlooks the rear of the property with a deep sill. Doors leads to:

SECOND RECEPTION ROOM
14'0" x 12'2" (4.27m x 3.73m)

A double aspect room with a brick faced fireplace housing a wood burner with a slate hearth and wooden sill plus a built-in shelved cupboard to one side. Wooden flooring, beamed ceiling and French doors leading to a paved patio area. Two radiators.

UTILITY ROOM
7'4" x 10'5" (2.25m x 3.18m)

Tiled floor, Skylight and a window overlooking the rear garden. A range of eye level and base units with a single stainless steel sink and drainer plus rolled edge work surfaces. Shelving, plumbing and space for white goods.

KITCHEN
9'6" x 12'4" (2.92m x 3.76m)

A hand crafted range of eye level and base units with Cornish granite work surfaces, built-in Belfast sink and tiled splash backs. Window to the front with countryside views and recessed lighting. There is an oil fired Aga which we understand from the vendor has been regularly serviced. Terracotta flooring and recessed lighting. Door leading to:

REAR HALLWAY

With a built-in cupboard housing an independent hot water cylinder. Loft hatch, recessed lighting and tiled flooring. Door to:

SHOWER ROOM
4'11" x 6'2" (1.51m x 1.88m)

Corner shower cubicle with sliding doors and aquaboard surround. Low level wc and a pedestal wash hand basin. Window overlooking the rear garden with a granite sill. Recessed lighting, towel rail and a radiator.

FIRST FLOOR

LANDING

Beamed ceiling, Skylight, radiator and a built-in double cupboard with shelving. Doors leading to:

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MASTER BEDROOM

15'4" x 12'9" (4.68m x 3.90m)

A double aspect room with a window overlooking the front garden and countryside beyond. A second window overlooks the rear garden. Ornamental fireplace with a slate hearth and wooden sill. Radiator, wooden flooring, wall lighting and a custom made wardrobe with hanging space. Loft access.

BEDROOM 2

8'2" x 14'3" (2.50m x 4.36m)

Window with deep sill overlooking the front garden and countryside beyond. Shelving and a radiator.

BEDROOM 3

8'1" x 9'2" (2.48m x 2.80m)

Window with deep sill overlooking the front garden and countryside beyond. Wooden flooring and loft access.

FAMILY BATHROOM

5'4" x 10'5" (1.65m x 3.19m)

A free standing bath and panelled surround, wc and a pedestal wash hand basin. Obscure glazed window to the side elevation with a granite sill. Recessed lighting, radiator and a wooden floor.

OUTSIDE

A side gate gives access to a cobbled pathway leading to the front door and paved patio area. There is a tiered garden mainly laid to lawn with a plethora of mature bushes, flower beds and borders with some trees. A Bramley Apple tree

stands proudly in the front garden. Further pathways and stepping stones lead to the GARAGE 4.49m x 2.81m (14'8 x 9'2) with double doors, a window overlooking the garden and some shelving. A gated driveway with double gates provides parking for three to four vehicles and to one side there is a traditional built Cornish hedge. To the side of the property there is an elevated SUMMERHOUSE 3.58m x 1.73m (11'8 x 5'8) with French doors opening onto the decked balcony and a window to the side. A further pathway leads to the rear of the property where the oil boiler is located. There is a further gated access to the rear garden with cobbled and raised beds, pathways leading to flower beds and hosting many mature bushes and shrubs. Oil tank and an outside tap. BLOCK BUILT & STONE STORE ROOM 2.29m x 2.42m (7'6 x 7'11) and an OUTBUILDING 8.20m x 3.32m (26'10 x 10'10) with planning permission granted for a one bedroom dwelling under Decision No. PA20/05463. At the present time three Velux windows have been installed and there is power to the building.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth proceeding through the village of Lanner. Continue towards Ponsanooth and at the crossroads at the top of Ponsanooth Hill turn right towards Stithians and follow this road all the way into the village. At the crossroads turn left into Tregonning Road and the property will be found on the left hand side.



Road Map



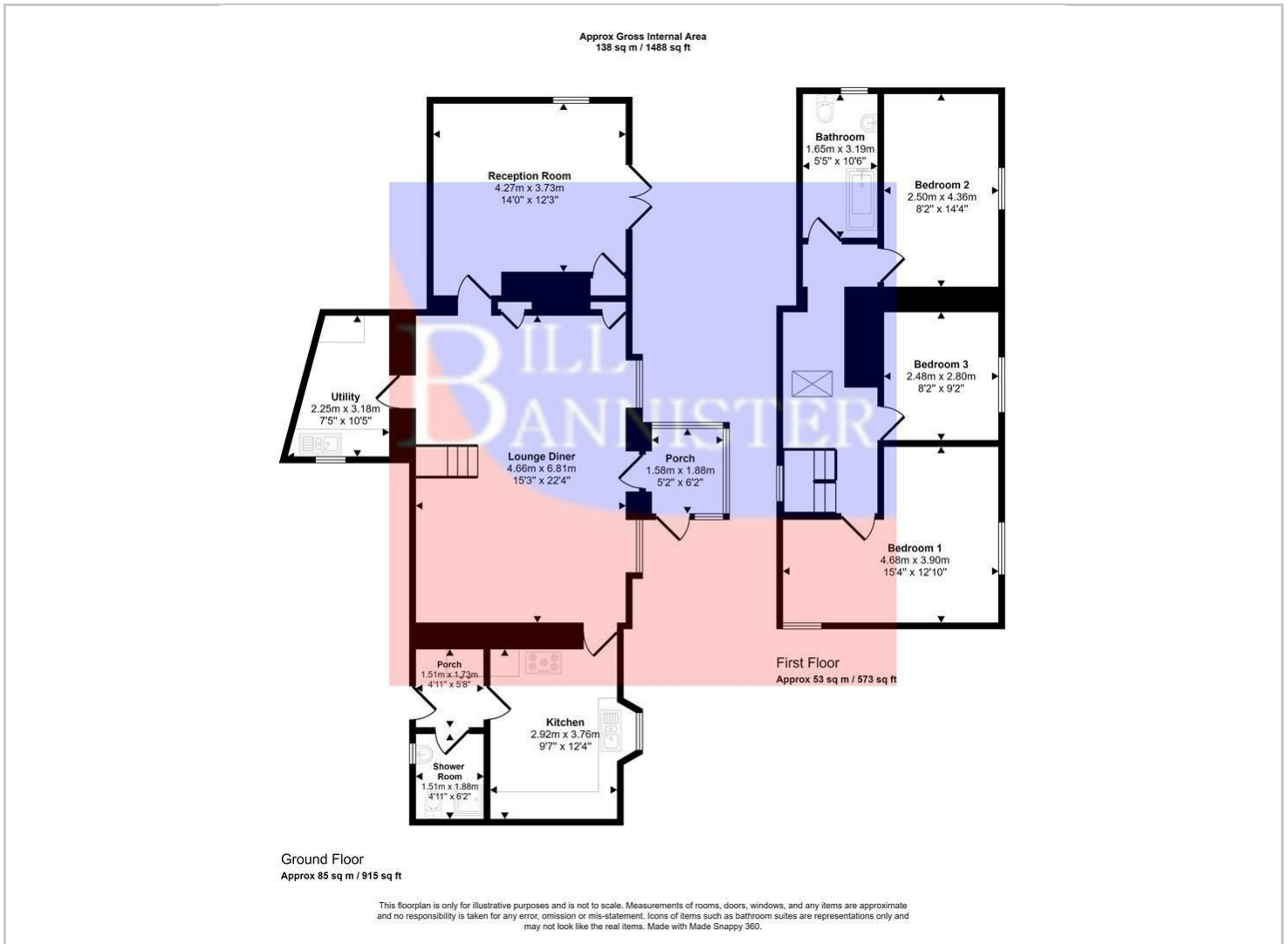
Hybrid Map



Terrain Map



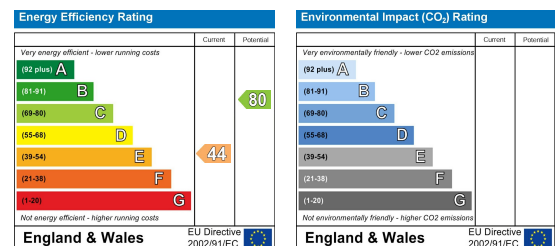
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.