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BILL BANNISTER

Sales & Lettings



Melrose Cottage

Ting Tang, Carharrack, TR16 5SF

£320,000



Located on the edge of the village of Carharrack, this four bedroom semi detached cottage has many traditional features. The two reception rooms have fine fireplaces one of which houses a multifuel burner. The kitchen has a range of units and the family bathroom is well fitted with a separate shower cubicle and there is also a utility room. Outside there is driveway parking for two vehicles with space for a further three vehicles all complemented by a single garage. The front is mainly laid to lawn with mature bushes and shrubs.



Early viewing is highly recommended as we bring to market this delightfully secluded four bedroom Cornish cottage. An invitingly spacious south facing front garden greets you at this property which is nestled along an access lane on the edge of the village of Carharrack. Furthermore, a large sun drenched patio offers an area for summer entertaining as well as ample outdoor relaxation.

Internally there are two reception rooms, each with timber beams that offer great character along with traditional Cornish fireplaces, one of which features a multifuel burner. The kitchen transitions into a utility area which in turn leads to a family bathroom with both bath and separate electric shower.

To the first floor, there are three double bedrooms and one single albeit with large built in wardrobe facilities which could be re-purposed as a study. the front bedrooms have the benefit of looking out onto the sumptuous front garden with views beyond to the open countryside whilst the rear bedroom has views over nearby fields.

Oil fired heating is complemented by double glazing throughout the property.

The location of this cottage offers many lovely and interesting local walks including Carn Marth which offers wonderful 360 degree views over the county towards the local coastlines and can be reached in around half an hour. Another local point of history, Gwennap Pit, can be reached on foot in a similar time. There are also several other opportunities to wonder gently out into the Cornish countryside from here,

The village of Carharrack offers local amenities including a convenience store, a Chinese takeaway and other amenities. Furthermore, the village is equidistant to both Falmouth and Truro as well as having nearby coastlines and beaches within convenient reach.

Upvc FRONT DOOR
With an obscure double glazed panel and a tilt opening leads into the:

HALLWAY
With stairs to the first floor. Smoke alarm.

LOUNGE
9'4" x 11'2" (2.85 x 3.41)
Upvc double glazed window overlooking a patio, front garden and views to fields opposite. Radiator x 2. A raised traditional Cornish fireplace with a multi fueled burner. Carbon monoxide alarm.

DINING ROOM
4'10" x 3'7" (12.5m x 11.3m)
Upvc double glazed window with seat overlooking the front garden with views beyond. Radiator. Traditional fireplace. Door to an understairs storage cupboard.

KITCHEN
9'10" x 9'8" (3.02m x 2.97m)
A range of eye level and base level storage units with drawers. Roll edge work surfaces. There is space for an electric cooker and further spaces for white goods, There is a single stainless steel sink and drainer. A Worcester Heatslave oil fire boiler. Upvc double glazed window with deep sill overlooking the rear aspect.

UTILITY ROOM
9'10" x 4'9" (3.00m x 1.45m)
Stainless steel sink with double drainer. Range of eye level and base level cupboards and work surfaces. Upvc double glazed window overlooking the rear aspect and elevation and an obscure double glazed door with tilt top leading to the rear garden. Radiator.

FAMILY BATHROOM
9'6" x 5'1" (2.92m x 1.56m)
Low level WC. Wash hand basin with vanity unit and tiled splash back. An obscure Upvc double glazed window to the rear aspect. Extractor fan. A Upvc double glazed window to the side aspect. A bath with a mixer shower tap. A fully tiled single shower enclosure with MX Options Solo electric shower Radiator. Half tiled walls .

FIRST FLOOR
LANDING
With an alcove half way up the stairs with a high window. Smoke alarm. Radiator.

BEDROOM 1
10'4" x 12'6" (3.15m x 3.82m)
Upvc double glazed window with a deep sill overlooking the front garden and elevation beyond. Radiator. Storage cupboard with hanging space. Loft access hatch.

BEDROOM 2
6'8" x 9'9" (2.04m x 2.99m)
Sloping ceiling. Upvc double glazed window with deep sill overlooking the rear aspect and fields beyond. Radiator. Storage cupboard with a radiator. Slatted shelf storage.

BEDROOM 3
8'1" x 8'9" (2.47m x 2.68m)
Upvc double glazed window with deep sill overlooking the patio, front garden and views beyond. Radiator. Loft access hatch.

BEDROOM 4/OFFICE
4'4" x 8'0" (1.33m x 2.46m)
Upvc double glazed window overlooking the front patio, garden and views beyond. There is a built in wardrobe with hanging space and storage.

OUTSIDE
There is a single GARAGE (2.87m x 4.95m 9'5" x 16'3") and parking for three vehicles. The front garden is mainly laid to lawn. There are borders of mature hedgerow, bushes and shrubs. There is a tarmac driveway with parking for two vehicles and a tarmac pathway. There is a slabbed patio area with a dwarf wall and a path to the side which leads to the rear of the property. The rear garden is enclosed and is concreted with a shed/workshop and coal bunker.

DIRECTIONS
From our office in Redruth take the main road towards Falmouth and at the five crossroads and traffic lights proceed straight over into South Downs. Continue straight over the mini roundabout and over the brow of the hill towards Lanner and take the first left into Pennance Road. Carry along all the way to the end until you reach the village of Carharrack. Turn right at the junction and after approximately 1/3 mile at the 40 mile an hour sign turn right and the property will be found up the lane marked mining trail.

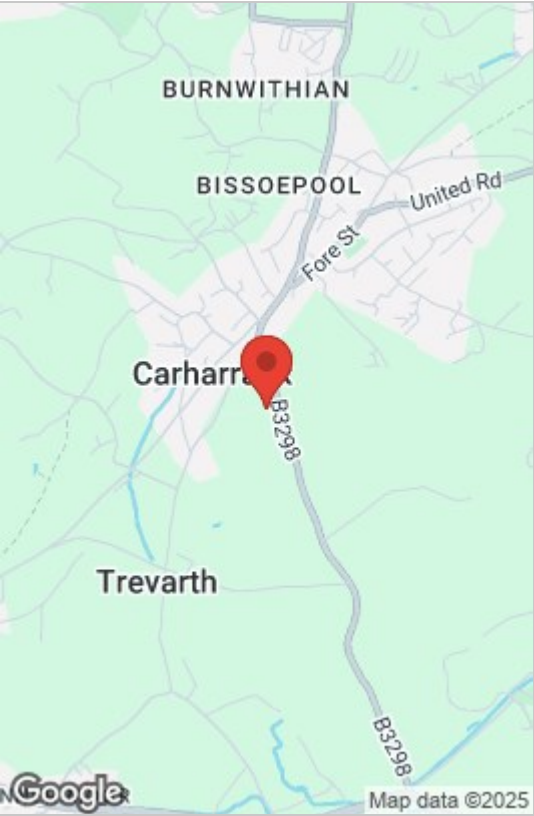
AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: D

SERVICES
Private drainage, mains water, mains electricity and oil heating.

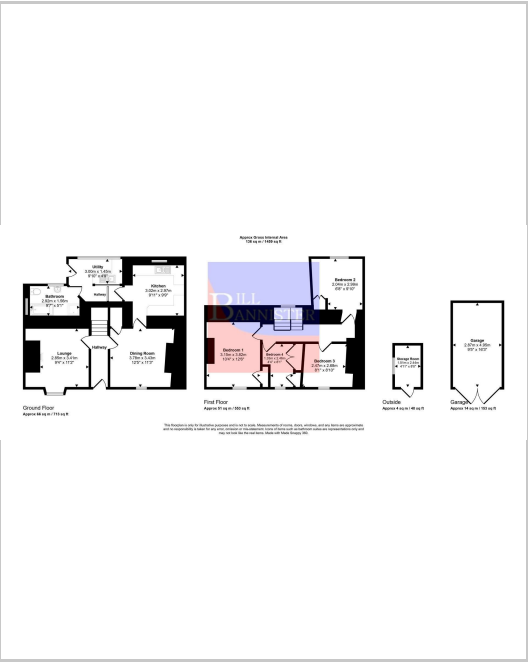
Broadband highest available download speeds - Standard 9 Mbps, Superfast 46 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).

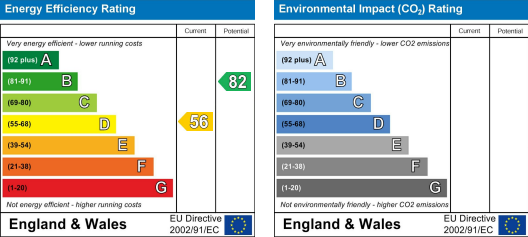
Area Map



Floor Plans



Energy Efficiency Graph



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