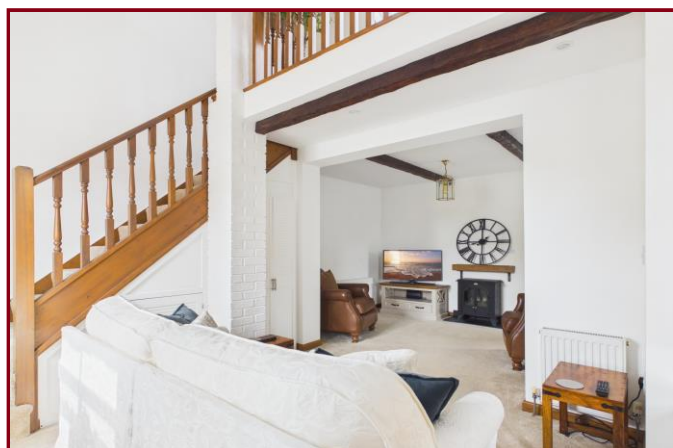




MAP estate agents
Putting your home on the map

Penmarth, Carnmenellis

£280,000
Freehold





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Property Introduction

Situated within the rural hamlet of Penmarth, Lowenna was constructed in 2004 on the site of an old village store, featuring an attractive stone fronted exterior finish, the interior presents to a high standard and offers a light and airy living environment. There are two bedrooms, one of which forms part of a mezzanine level and benefits from an en-suite shower room. The lounge/dining room features a beamed ceiling and the fitted contemporary style kitchen overlooks the attractive garden. To the rear is the main bedroom and bathroom. Stairs from the lounge lead to the mezzanine level where there is a study area and the aforementioned bedroom with en-suite, this space is ideal for visiting friends or family or for use as a quirky student suite. Fully double glazed, heating is provided by an oil fired boiler. Attractive gardens wrap around the property and there are patio and decked seating areas, a timber shed and a vegetable garden. Parking for three cars is available on a gravelled drive to the side and to the front is an original red telephone box which is great for identifying the property for those not familiar with the area. In summary, a superb property ideal for the first time buyer or indeed for a couple.

Location

Penmarth is a rural hamlet some four miles south of Redruth and a similar distance west of Penryn, it has good access to rural walks and water sports at Stithians Lake. Redruth offers schooling for all ages, a mainline railway station with access to London and the north of England and the A30 trunk road runs to the north of the town. Penryn, which is Cornwall's university town, is close to Falmouth which is noted for its creeks, sandy beaches and sailing waters. Truro, the administrative and shopping hub for Cornwall is within fourteen miles.

ACCOMMODATION COMPRISES

Door with leaded glass feature opening to:-

LOUNGE/DINING ROOM

LOUNGE 18' 1" x 11' 1" (5.51m x 3.38m) maximum measurements

uPVC double glazed sash window to the front. Stairs to first floor with cupboards beneath and focusing on a wood mantel with slate hearth which is non-functional and houses an electric wood burning type stove. Open beamed ceiling, four radiators and squared archway through to kitchen.

DINING ROOM 9' 10" x 9' 4" (2.99m x 2.84m)

uPVC double glazed box sash window to the front. Open beamed ceiling and radiator. Glazed door through to:-

KITCHEN 11' 1" x 9' 3" (3.38m x 2.82m)

Enjoying a dual aspect with uPVC double glazed box sash window to the side and double glazed door to the rear. Fitted with a range of eye level and base units having adjoining square edge working surfaces and incorporating an inset colour coordinated one and a half bowl sink unit with mixer tap. Built-in 'Grundig' oven with 'Caple' induction hob with cooker hood over. Integrated washing machine, integrated fridge and freezer and laminate floor. Beamed ceiling and floor mounted oil fired combination boiler.

INNER HALLWAY

Double glazed French doors opening on to the rear and vertical panelled doors opening to:-

BATHROOM

Fitted with a close coupled WC, pedestal wash hand basin and shower bath with plumbed shower. Part shower panelling to walls, towel radiator and vertical radiator. Skylight effect light.

BEDROOM ONE 12' 3" x 10' 4" (3.73m x 3.15m)

Enjoying a dual aspect with views over the garden and having uPVC double glazed box sash windows to the rear and side. Three mirrored door wardrobe unit, access to loft space and radiator.

FIRST FLOOR MEZZANINE LEVEL 17' 7" x 11' 1" (5.36m x 3.38m) overall maximum measurements

Office space featuring a double glazed 'Velux' roof light and radiator. Partial room divider gives access to:-

BEDROOM TWO

Two double glazed 'Velux' roof lights. Inset spotlighting and vertical panelled door opening to:-

EN-SUITE

Close coupled WC, pedestal wash hand basin and shower enclosure with plumbed shower. Part shower panelling to walls.

OUTSIDE FRONT

The property is set back from the road by dwarf walling and the majority of the garden is laid to gravel with mature hedging to one side. There is also the feature red telephone box which is a great identifier for the property. Set to one side, double gates open out onto an enclosed parking area which is gravelled and suitable for three vehicles.

SIDE AND REAR GARDEN

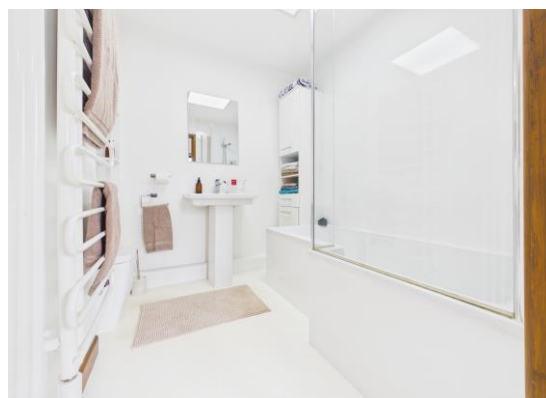
The remainder of the garden wraps around the property and is largely lawned and interspersed with planted beds and shrubs, there is a choice of outside seating areas with two decked seating areas and gives versatility to enjoy the sun during different times of the day. Set to one side is a vegetable garden and a timber storage shed which has been divided to two spaces, is fully insulated and has power and light connected. External water supply. Power point.

SERVICES

The property benefits from mains water which is metered, mains drainage and mains electric.

AGENT'S NOTE

Please be advised the property has a historical agricultural right of way which has not been used in the last 6 plus years. The Council Tax band for the property is band 'A'.

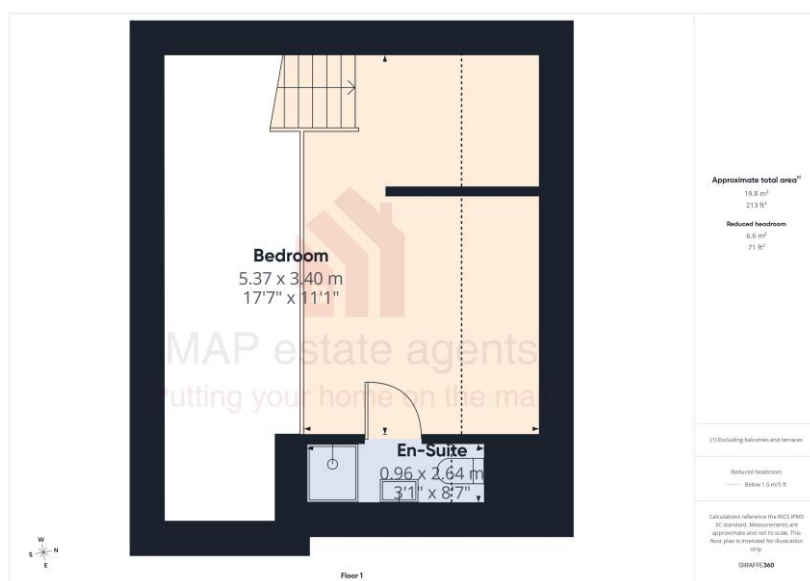
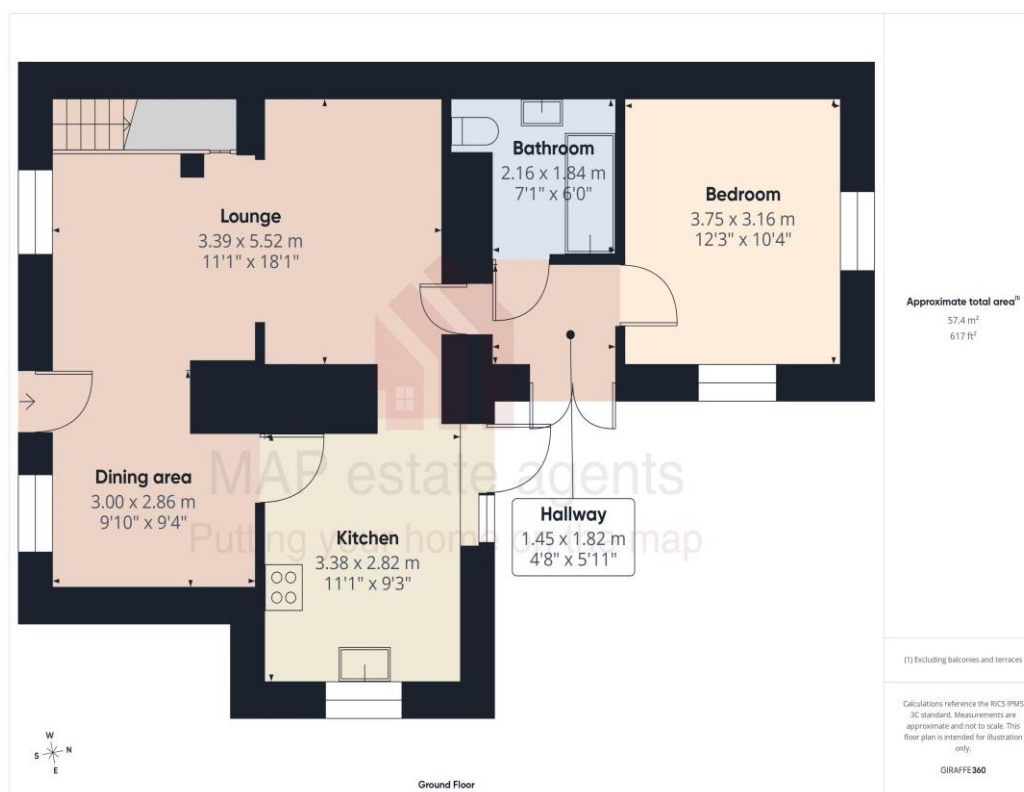


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern stone dressed semi detached house
- Popular rural hamlet location
- Two bedrooms with one having an en-suite
- Open plan lounge/dining room with beamed ceilings
- Quality fitted kitchen
- Contemporary style bathroom
- Double glazing and oil central heating
- High level of finish throughout
- Attractive gardens with outbuilding and parking
- Rural location, viewing essential



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01736 322200 (St Ives & Hayle)
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