



Corner Cottage, Mill Yard, Ponsanooth, TR3 7EF  
£350,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

- Semi-detached period home
- Popular village of Ponsanooth
- Recently extended near 1,300 sq ft accommodation
- Three bedrooms, three bath/shower rooms
- Kitchen/diner, living room, entrance porch
- Rear garden and sheltered seating area
- Off road parking for three cars
- Video tour available



*A truly unique semi-detached period home full of character and charm in the heart of Ponsanooth. Recently extended three bedroom, three bathroom accommodation complete with rear garden and off road parking for three cars.*



# The Property

A truly unique semi-detached period home full of character and charm in the heart of Ponsanooth. Recently extended three bedroom, three bathroom accommodation complete with rear garden and off road parking for three cars.

An entrance porch provides a large area for coat and shoe storage whilst also being an adaptable space with room for an office or perhaps conversion to a utility room. Through an inner door you are welcomed by the inviting living room with a window to rear aspect and a beautiful Inglenook fireplace with huge granite surround and hearth. There is also a small basement area underneath the living room which could be repurposed if desired. A further doorway provides access to the open plan kitchen/diner with fully fitted kitchen, integrated appliances and range cooker. A breakfast bar provides informal seating with a dining area benefitting from a vaulted ceiling with velux window above and glazed doors opening to the rear garden. This room also benefits from a stable door providing a secondary access to the front of the property as well as a large integral cupboard and cleverly laid out downstairs bathroom.

There are two staircases at the property rising to the first floor with a lovely landing with front and velux windows providing a natural light filled seating area. This leads to a landing which provides access to three bedrooms in total (two doubles and a single) with the main enjoying an en-suite shower room as well as a separate shower room off the landing as well. A loft ladder provides access to the attic space which is a very usable floor with velux window providing accessible storage or perhaps a hobby room.

Outside to the front of the property there is off road parking for up to three vehicles whilst to the rear is a South facing tiered garden. The lower section is dedicated as a sheltered al-fresco seating area directly accessed off the house whilst steps rise to a further patio and area of lawn beyond enclosed by fencing and hedging with timber shed.

If you are looking for a house with real character and a great amount of living accommodation in a gorgeous village location then look no further!



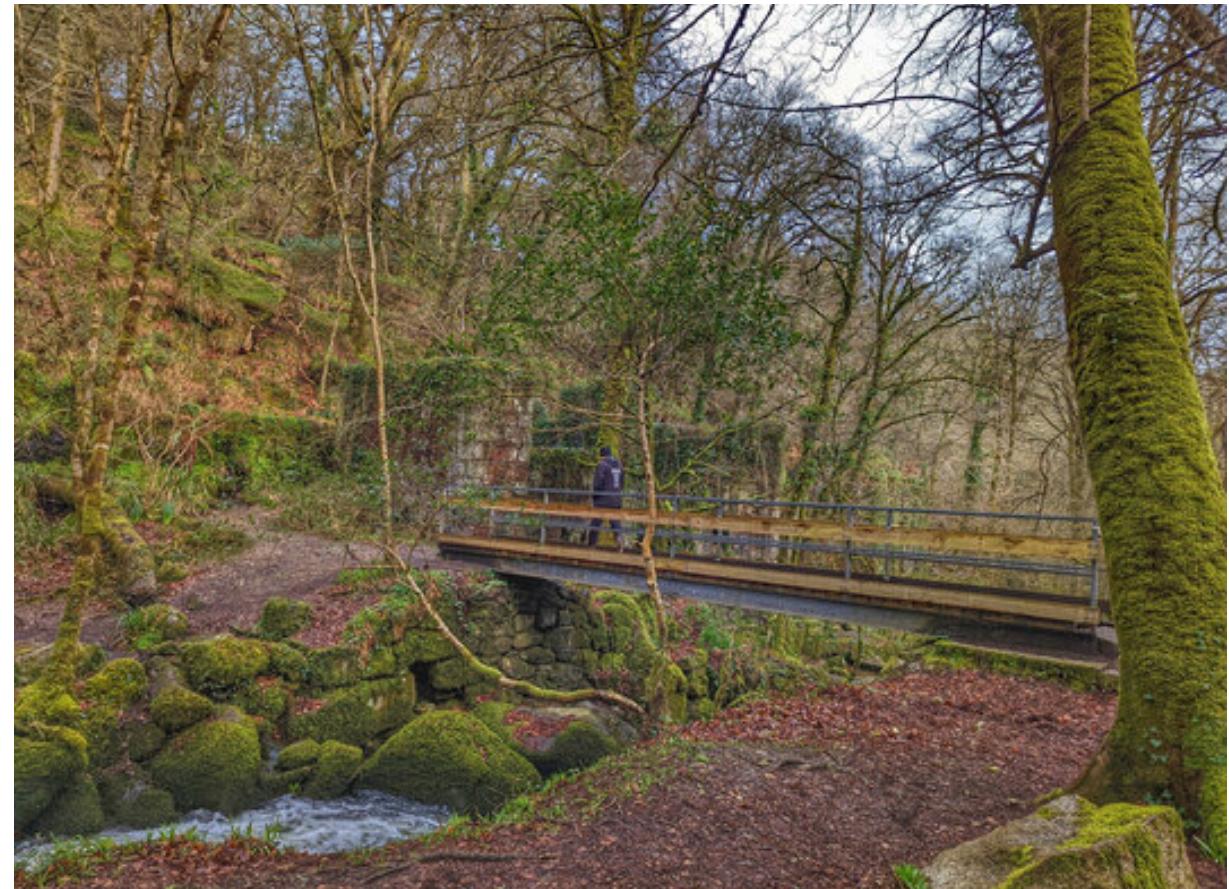
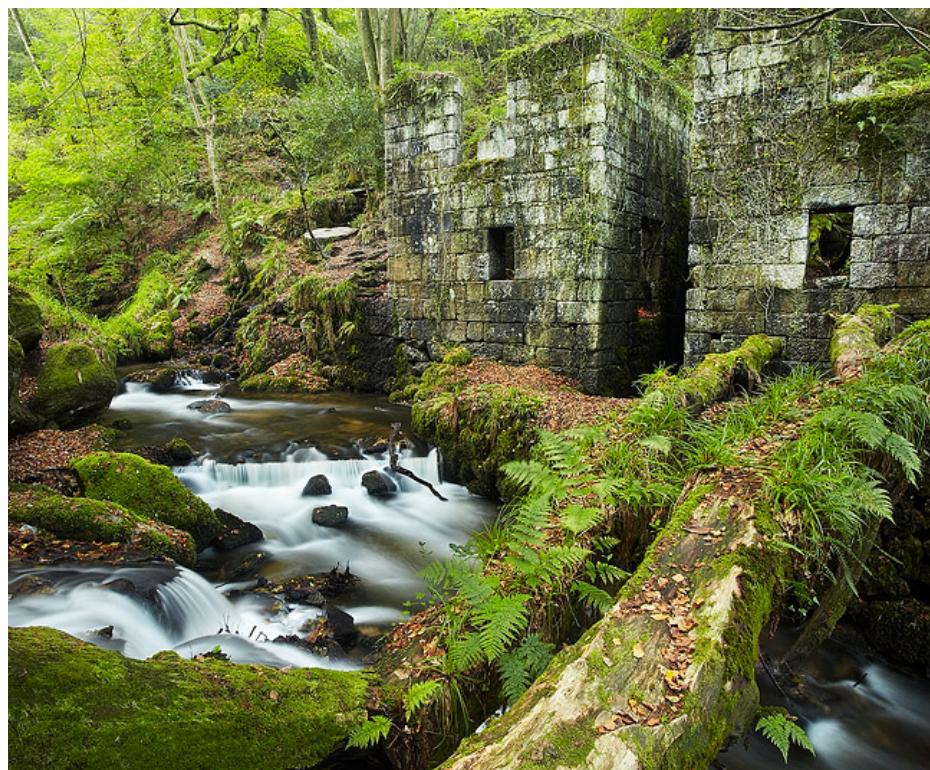


# The Location

Ponsanooth - meaning 'bridge at the stream', is a popular village with an active community and good everyday facilities including a well renowned primary school, church, pub, award winning village store and post office. The picturesque river Kennal runs nearby through Kennal Vale Nature Reserve; in the 19th century this river worked a flour mill and a number of gunpowder mills, machinery at a foundry and a paper mill - now it is a wonderful place to enjoy a unique woodland walk experience.

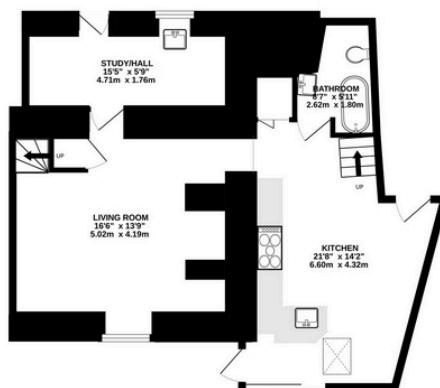
The village is also very well connected being within ten miles of the city of Truro, harbour town of Falmouth as well as Helston and Redruth.

Ponsanooth offers that true countryside village feel with the convenience of a location with regular buses heading in all directions as well as a branch line rail service at the nearby village of Perranwell Station heading to Truro and Falmouth in either direction.

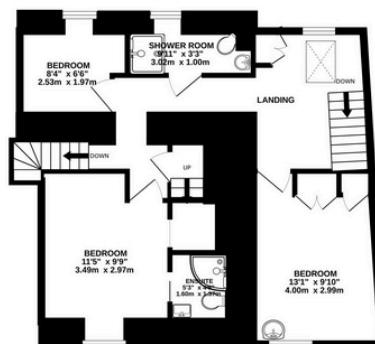


# Floorplan

GROUND FLOOR  
615 sq ft. (56.1 sq m.) approx.



1ST FLOOR  
534 sq ft. (49.7 sq m.) approx.



2ND FLOOR  
139 sq ft. (12.9 sq m.) approx.



TOTAL FLOOR AREA : 1288 sq ft. (119.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property Information

Tenure: Freehold

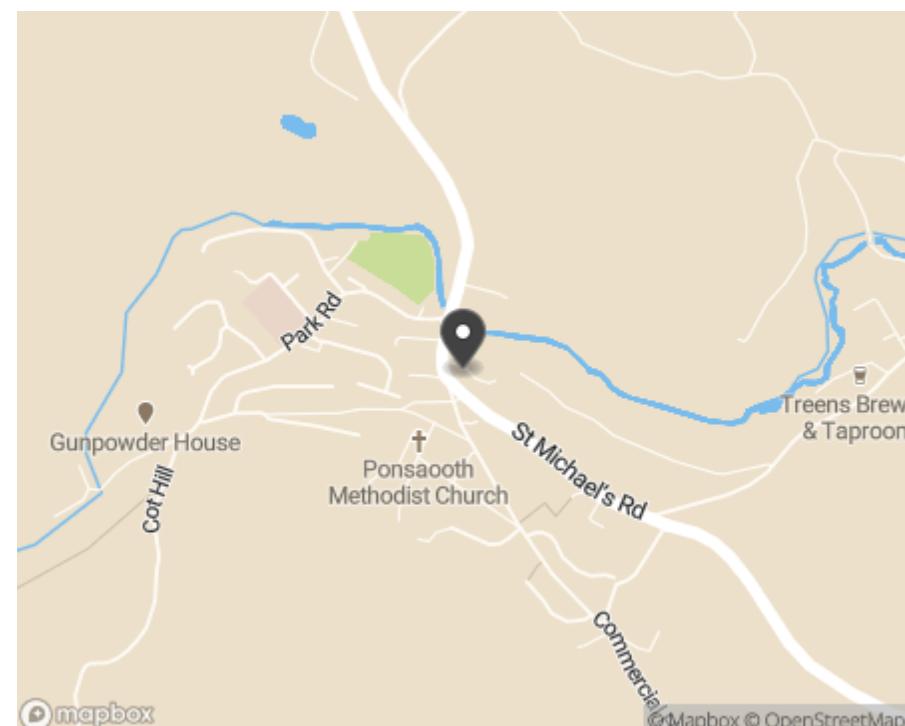
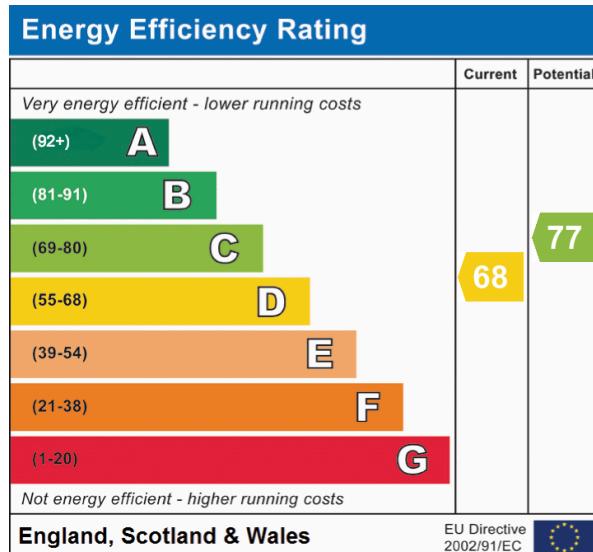
Council Authority: Cornwall

Council Tax Band: C

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best network O2 – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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