

14 St. Michaels Road, Ponsanooth

Guide Price £285,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

THE PROPERTY

Situated in the charming village of Ponsanooth, 14 St Michaels Road is a characterful two-bedroom property with plenty to offer.

Approaching the property, you are greeted by a private parking area for one vehicle, complete with an electric vehicle charging point and access to the rear garden. To the side, a glazed entrance porch provides the perfect space for storing coats and shoes before entering the home. The dining area immediately sets the tone, featuring an attractive beamed ceiling, a red-brick chimney and traditional terracotta tiled flooring, all adding to the property's character. From here, stairs rise to the first floor, with doors leading to the living room, kitchen and utility area. Positioned at the front of the property, the well-proportioned living room is a warm and inviting space, with a bay window allowing plenty of natural light to flood in and a log burner creating a cosy focal point.

To the rear, the galley-style kitchen is well equipped with everything needed for day-to-day living. A Velux window brings in additional natural light, while a rear door provides direct access to the courtyard garden. Completing the ground floor is a useful utility area, housing the gas combination boiler and offering space for both a washing machine and tumble dryer. A separate downstairs WC adds further convenience.

Upstairs, the spacious principal bedroom occupies the front of the property, with a bay window enjoying views towards the surrounding countryside. The second bedroom, situated to the rear, is also generously proportioned, offering ample space for a double bed and storage, along with a window overlooking the courtyard garden. The first floor is completed by a well-proportioned family bathroom, tastefully modernised to include a roll-top bath and a separate shower.

Outside, the westerly-facing courtyard garden offers a Mediterranean feel, with two distinct seating areas, one of which is raised and enjoys countryside views. There is also useful storage, ideal for bicycles and garden equipment, an outdoor tap and convenient access back to the parking area at the front.

Combining character features, practical living space and a charming outdoor area, 14 St Michaels Road offers an appealing home in the heart of Ponsanooth.







- Two-Bedroom Semi-Detached House
- Well Presented Throughout
- Located In The Heart Of Ponsanooth
- Countryside Views
- Log Burner
- Gas-Fired Central Heating
- Rear Courtyard Garden
- Parking For One Car
- PLEASE WATCH OUR WALK-THROUGH, TALK-THROUGH VIDEO TOUR

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, gas, water & drainage

AGENTS NOTE

The front elevation of the roof is being replaced in November 2026.

THE LOCATION

Ponsanooth - meaning 'bridge at the stream', is a popular village with an active community and good everyday facilities including a primary school, church, pub, village store and post office. The location is convenient, about four miles from Falmouth and Redruth and nine miles from Truro with regular bus services to each. The picturesque river Kennall runs nearby; in the 19th century this river worked a flour mill and a number of gunpowder mills, machinery at a foundry and a paper mill. Just a short drive to Falmouth and Truro, Ponsanooth is very well positioned to get to all travel links, shops, hospital and the seaside and beaches.





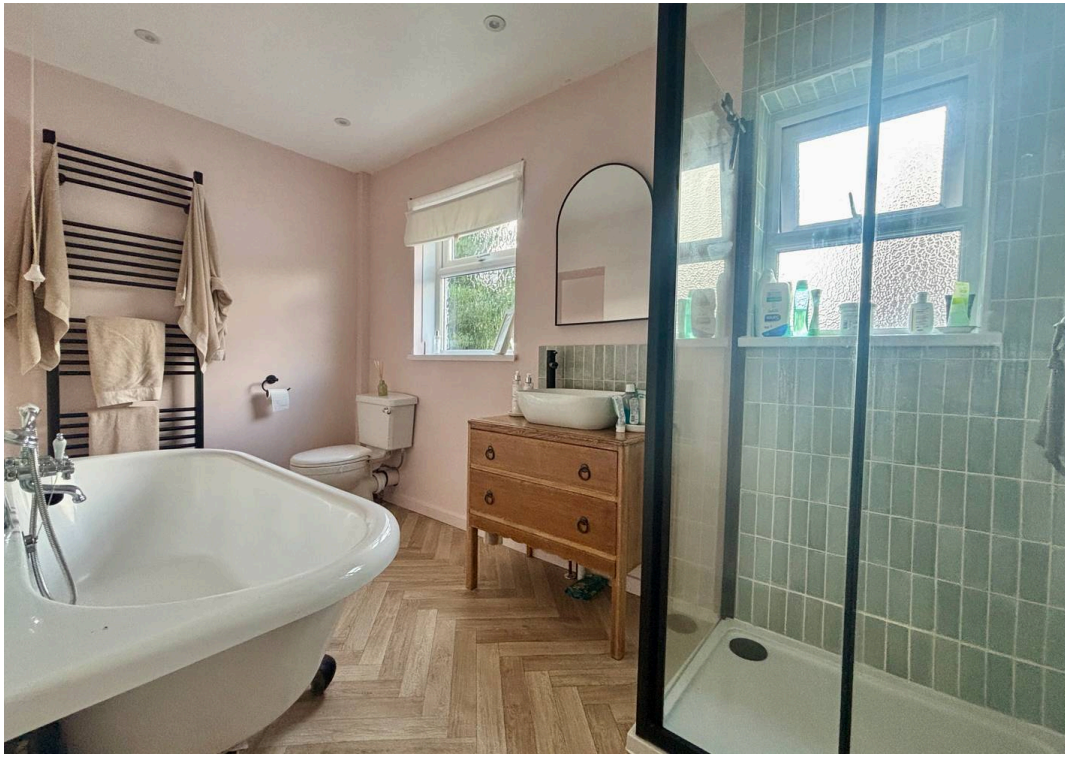




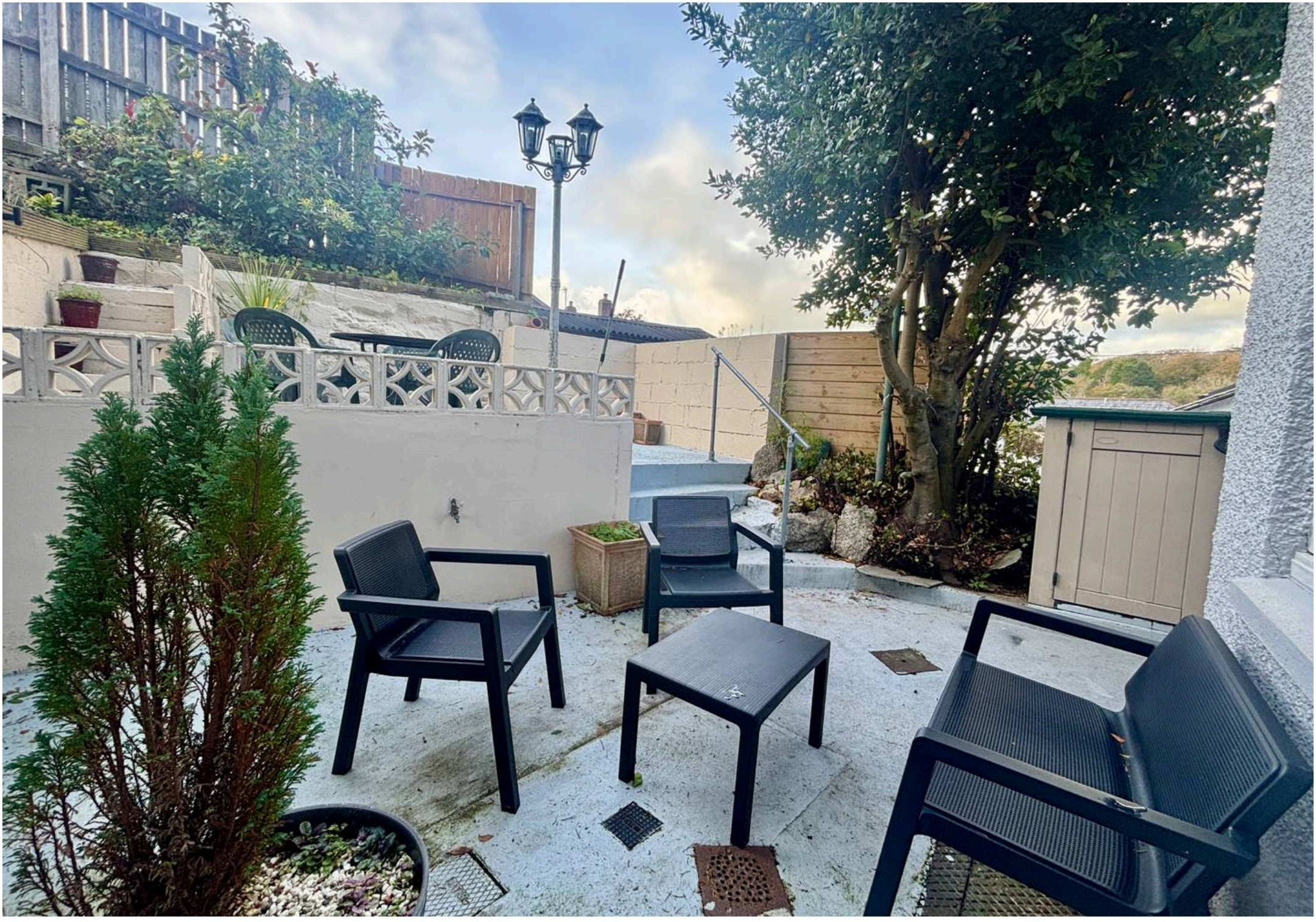






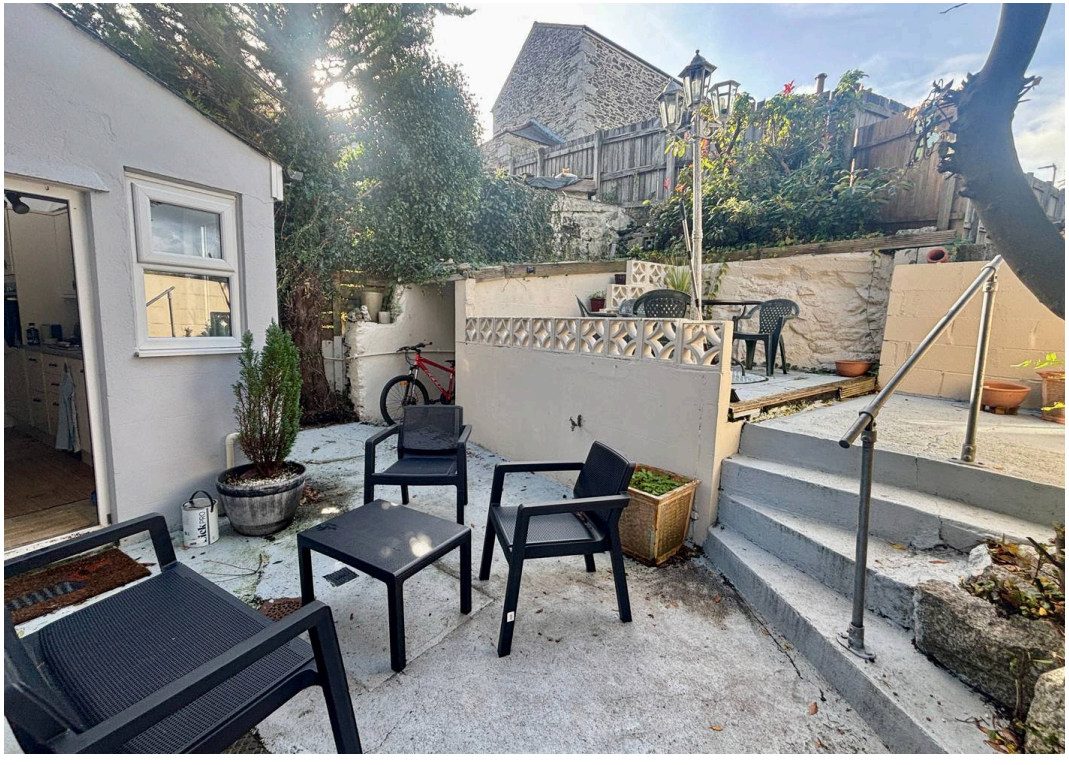






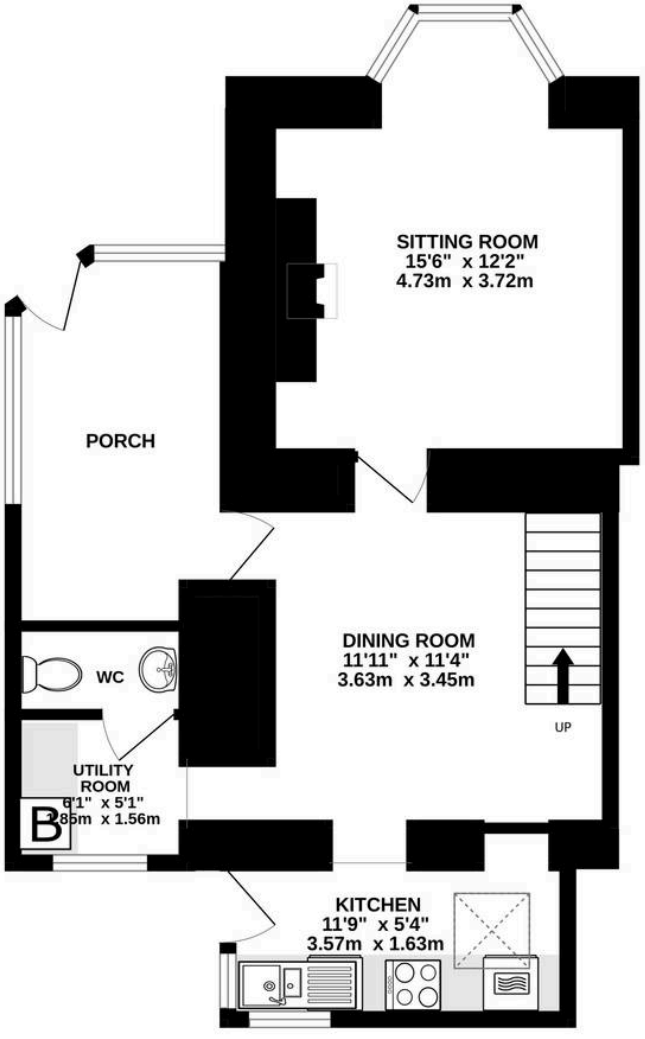




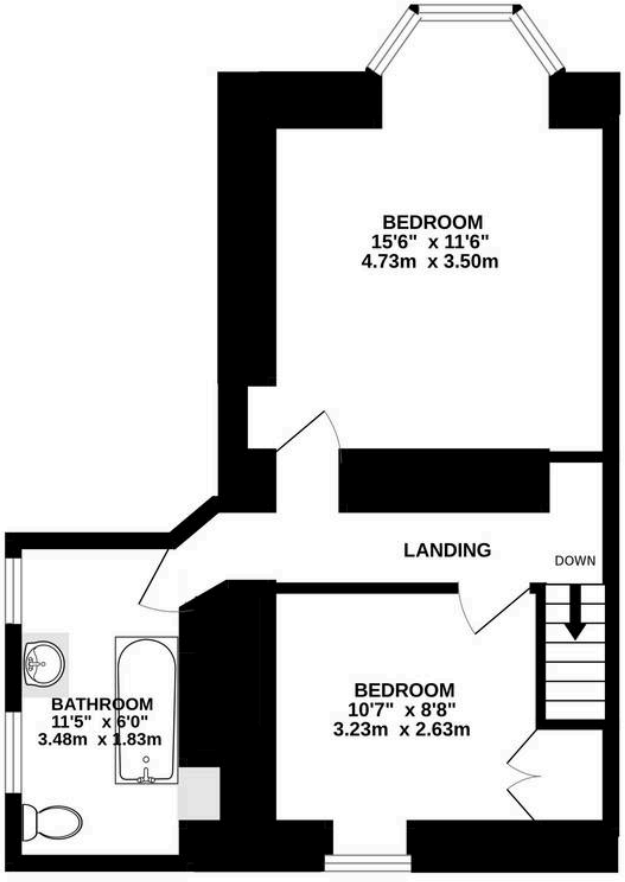




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



PROUD GUILD MEMBER

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TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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