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**Hendra Terrace,  
Stithians, Truro**

**£285,000  
Freehold**







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## **Property Introduction**

'Pretty Porch Cottage' is a delightful Mellow Stone character terraced property located within the popular village of Stithians. As you would expect from a property of this period it offers a wealth of charm and features with the added benefit of enjoying a beautiful rural outlook from the rear elevation over surrounding fields and countryside. Upon entering the cottage via a stained glass entrance porch you step into a feature lounge with granite fireplace, showcasing a wood burning stove with slate hearth with the additional accommodation comprising of an extended kitchen/diner, two bedrooms and a family bathroom, all of which have uPVC double glazed windows and doors and a bottle gas heating system. The property also benefits from owned solar panels. Immediately to the front is an off-road parking space with a pathway adjacent leading to the front door with adjoining garden offering a range of shrubs and flowers together with a bricked patio. Detached and a short distance from the cottage at the end of the terrace is a gateway leading into a private garden laid mainly to lawn and also having the advantage of overlooking the fields and countryside. Access is also gained to a useful timber outbuilding with electricity which we have been advised by the vendors is insulated and could be used for numerous uses and has the advantage of a small wood burning stove.

## **Location**

Stithians is a popular village with a vibrant community located within a reasonable travelling distance to the maritime town of Falmouth and the city of Truro with Redruth and Helston also a similar distance away. Within the village local facilities include a primary school, public house, doctors surgery and a village shop which caters very well for day to day needs along with a cricket club and a village hall.

Being a rural village there are a number of countryside walks nearby as well as both north and south coasts being within a reasonable travelling distance with their contrasting coastlines, the north being popular for surfing whilst the south is renowned for its excellent sailing waters.

## **ACCOMMODATION COMPRISES**

uPVC stained glass entrance door opening to:-

### **ENTRANCE PORCH**

Quarry tiled floor. uPVC double glazed windows with matching stained glass. Doorway leading to:-

### **LOUNGE 15' 7" x 10' 0" (4.75m x 3.05m) maximum measurements**

uPVC double glazed window to front elevation with a feature wood burner and exposed granite and slate hearth. Built-in storage cupboards to side with arched shelved recesses, radiator.



## **OPEN PLAN KITCHEN/DINER 16' 10" x 16' 1" (5.13m x 4.90m) maximum measurements**

Double glazed window to rear elevation enjoying delightful views over the field and countryside beyond. One and a quarter sink with mixer tap, a variety of base storage cupboards, four drawer storage pack, wall mounted storage cupboards and a range of work surfaces. Built-in cooker, hob and plumbing for automatic washing machine and dishwasher. Part tiled walls with shelving, skylight, gas fired boiler. Staircase to first floor with understairs storage cupboard. Radiator. Feature open granite fireplace with built-in cupboards to side.

## **HALF LANDING**

Feature arched stained glass window to rear elevation. Staircase accessing:-

## **FIRST FLOOR LANDING**

Access to loft being partially boarded with immersion heater.

## **BEDROOM ONE 11' 3" x 9' 1" (3.43m x 2.77m) maximum measurements**

Double glazed window to rear elevation with window seat, airing cupboard with radiator plus radiator in the room.

## **BEDROOM TWO 10' 4" x 10' 1" (3.15m x 3.07m)**

Double glazed window to front elevation and radiator.

## **BATHROOM**

uPVC opaque window. Close coupled WC, vanity wash hand basin, panelled bath with shower over and shower screen. Extractor fan. Chrome heated towel rail.

## **OUTSIDE FRONT**

Immediately to the front of the property is an off-road parking space with granite pillars and a concrete pathway leading adjacent giving access to the front door via a trellis archway. In the front garden are a variety of flower borders and shrubs and a bricked sitting area overlooking the garden. To the rear of the property is a right of way for the adjoining properties and this also gives access to the cottage's:-

## **DETACHED GARDEN**

Accessed via a timber gate leading into a lawned garden, again a good variety of mature shrubs, useful metal storage shed and access to a:-

## **TIMBER STUDIO 9' 4" x 7' 5" (2.84m x 2.26m) plus door recess**

The vendors have advised us the studio is insulated, has internet connected and has a small stove and therefore could be utilised for numerous uses for hobbies or a work from home space.

## **SERVICES**

Mains drainage, mains water and mains electric. LPG gas bottle heating.

## **AGENT'S NOTE**

The Council Tax band for the property is band 'B'. The solar panels are owned.

## **DIRECTIONS**

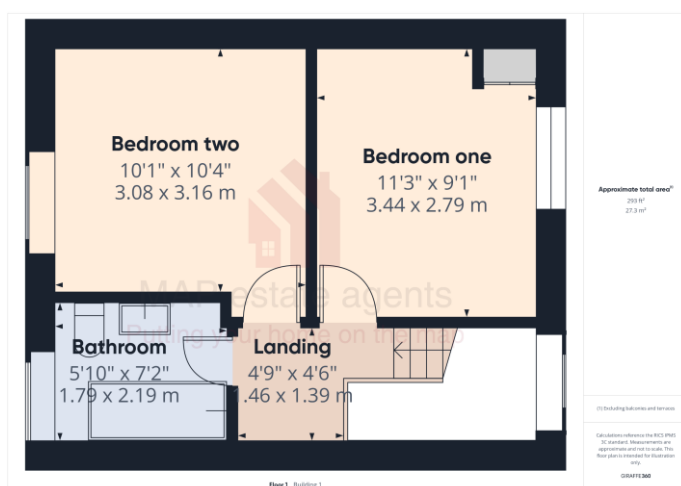
On entering Stithians proceed along Foundry Road turning right into New Road. Pass the pub and then the Church following for a short distance into Hendra Road where the property is located on the left hand side where a MAP For Sale sign has been erected for identification purposes. If using What3words: famous.cookbooks.knocking





## MAP's top reasons to view this home

- Attractive Mellow Stone terraced character cottage
- On the fringe of the Stithians village centre
- Open plan kitchen/diner, two bedrooms
- Lounge with feature granite fireplace housing wood burner
- Offered for sale with no chain and vacant possession
- uPVC double glazing and LPG gas heating system
- Owned solar panels with battery
- Detached gardens with useful timber studio having wood burner
- Delightful rural outlook from rear elevation
- Off-road parking space



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