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Putting your home on the map

Chapel Hill, Ponsanooth, Truro

£299,000
Freehold

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Property Introduction

This end-of-terrace cottage has beautiful gardens with a constantly changing array of flowers and plants blooming throughout the seasons and also features a summerhouse.

Dating back to the 1700's, the cottage is located in the popular village of Ponsanooth and features a kitchen/diner with Shaker style cupboards and a charming lounge/diner featuring a beamed ceiling together with an inglenook fireplace housing a multi-fuel stove. There are three bedrooms with the third bedroom more suited as an office/nursery and a modern shower room on the first floor.

To the side of the property is a useful utility boot room/WC which is accessed from the outside and there is a private parking area providing space for several vehicles together with the stunning garden and a greenhouse.

Selling on behalf of executors to close an estate.

Location

Ponsanooth is a sought after village with a good range of facilities, these include the village Primary School, Public House, Post Office/general stores, playing field and the beautiful Kennal Vale - formerly a gun powder works, now maintained by the Cornwall Wildlife Trust as a nature reserve which is a wonderful place to walk. All of these are within easy access of this home. One of the attractions of Ponsanooth is its convenient location being a popular village with a lovely community feel.

The village is almost centralised for the the towns of Falmouth and Redruth, being both five miles distant and Penryn the nearest town, is just three miles distant. The three towns offer a further range of shopping, commercial and schooling facilities and the City of Truro, the administrative and commercial centre of Cornwall, is seven miles distant having a mainline Railway Station connecting to London Paddington.

ACCOMMODATION COMPRISES

Double glazed stable door opening to:-

KITCHEN/DINER 19' 5" x 8' 1" (5.91m x 2.46m) maximum measurements

A triple aspect room with double glazed window to the front with deep sill and double glazed windows to the rear and side elevations. Range of Shaker style cupboards with granite

worktops over incorporating a one and a half bowl sink unit with drainer with tiled sills and tiled surround. Inset range style LPG gas cooker. Space for fridge and space for dishwasher. Night store heater. Wood flooring. Under stairs storage cupboard. Stairs rising to the first floor. Latch and brace door to lounge. Step into:-

LOUNGE/DINER 17' 1" x 11' 11" (5.20m x 3.63m)

Beamed ceiling, inglenook fireplace with a slate hearth housing a multi-fuel burner. Double glazed window to front elevation with deep sill. Wall lights. Stable door at the dining end opening to the rear garden.

FIRST FLOOR LANDING

Double glazed window. Loft hatch (the immersion tank is in the loft). Latch and brace doors off to:-

SHOWER ROOM

Porcelain sink sat on a worktop with cupboard under, low level WC and shower cubicle housing an electric shower. Double glazed window with fitted roller blind. Heated towel rail. Linoleum flooring. Extractor fan.

BEDROOM ONE 13' 6" x 9' 6" (4.11m x 2.89m) maximum measurements

Double glazed window to the front elevation. Wardrobe with over head storage around the bed. Exposed granite feature wall.

BEDROOM TWO 13' 7" x 7' 4" (4.14m x 2.23m) maximum measurements

Double glazed window to the rear. Inset wardrobe and cupboard.

BEDROOM THREE/OFFICE 9' 3" x 5' 5" (2.82m x 1.65m) maximum measurements, irregular shape

A smaller bedroom, perhaps more suited to being an office or nursery. Double glazed window overlooking the garden. Display shelving. Storage cupboard.

UTILITY/BOOT ROOM/WC 10' 11" x 5' 5" (3.32m x 1.65m)

Accessed by an external door with a low level WC, sink and drainer. Space for washing machine and freezer. Double glazed window.

OUTSIDE

The property has a parking area at the front exclusively for the property with space for several cars, there is a car port with climbing roses and a greenhouse. The rear garden is arranged into three tiers with a stone wall surround and an abundance of beautiful flower borders, apple trees, lilac tree, hollyhocks, primroses and tulips to name a few. Featuring a top tier of lawn with gravelled areas and a large summerhouse with lighting and power. Storage shed and raised patio tucked away for privacy and to catch the sunshine.

SERVICES

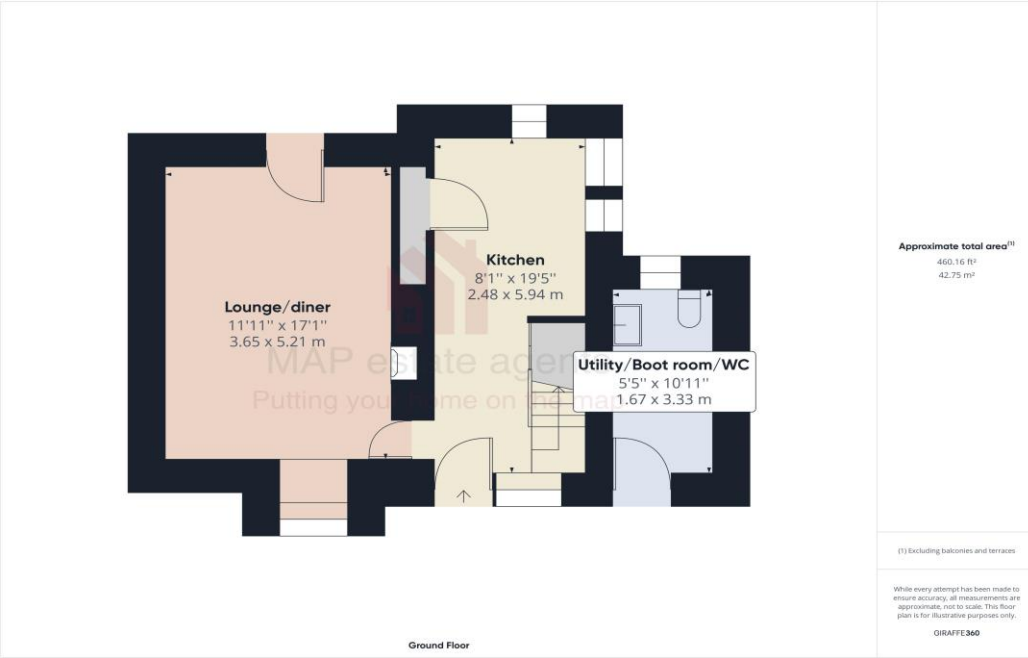
Mains water, mains electric, mains drainage and LPG gas (for cooker only).

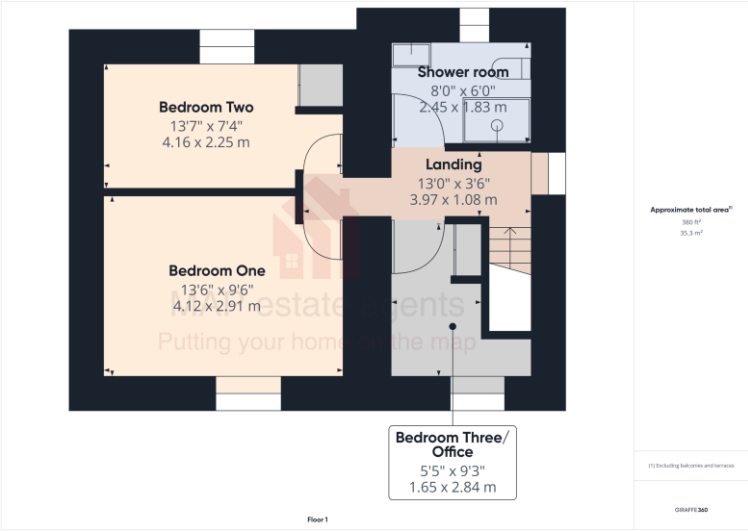
AGENT'S NOTE

Right of access to the front and rear to the neighbouring properties. The Council Tax band is band 'C'.

DIRECTIONS

On the A393 heading towards Redruth from the Falmouth direction turn sharp left at the Stag Hunt Inn in the centre of the village. Proceed up Commercial Hill into Commons Lane. Take the next left hand turn and head over Lower Terrace onto Rye Hill. Follow the road that wraps around to the right of the Methodist Church and Chapel hill is on the right. If using What3words:- opponent.derange.rumble





MAP's top reasons to view this home

- Located in the popular village of Ponsanooth
- Three bedroom end of terrace character cottage
- Modern Shaker style kitchen/diner with range cooker
- Lounge/diner with beamed ceilings and inglenook fireplace
- Modern shower room
- Utility/boot room to the side of property
- Beautiful well cared for gardens and patio
- Generous parking area for four/five cars
- Seating at the front to soak up the sun
- Scope for improvement, offered for sale chain free

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