



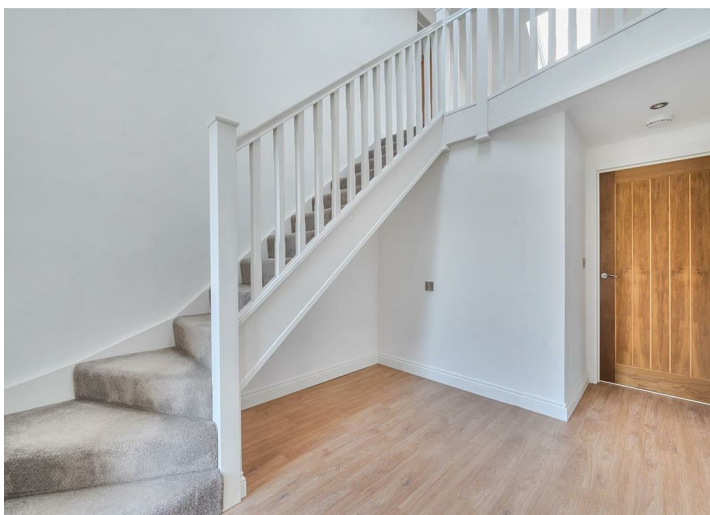
Dor Meynek, Commons Lane, Ponsanooth, Truro, TR3 7FH

Guide Price £450,000

A beautifully presented 3 double bedroom detached modern home built in 2017 and situated within a quiet lane in the popular village of Ponsanooth. The property offers over 1600 sq ft of accommodation, comprising, on the ground floor: entrance hallway, triple aspect living room, light and bright kitchen/diner with access to the garden, utility room and ground floor WC. On the first floor are 3 generous double bedrooms and a family bathroom. The low maintenance garden extends to 3 sides of the property, and to the front is a brick-paved driveway providing parking for 2 cars, and giving access to the integral garage. The property is warmed by gas central heating with the the benefit of solar panels.

Key Features

- Beautifully presented family home
- Sociable family kitchen
- Quiet village location
- No onward chain
- 3 double bedrooms
- Triple aspect living room
- Driveway and integral garage
- EPC rating B



LOCATION

The picturesque woodland walks around Kennall Vale are right on the doorstep of 'Dor Meynek', with the village of Ponsanooth conveniently located just five miles from the harbour town of Falmouth and approximately seven miles from the city of Truro. The village is well served with its general store incorporating a post office facility, primary school and public house.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Approached via a brick-paved driveway, accessed via uPVC entrance door with frosted panels. Vaulted ceiling with galleried landing over and downlights. Laminate flooring, exposed beam, double radiator, timber staircase rising to the first floor. Door to:-

LIVING ROOM

17'4" x 14'9" (5.30m x 4.51m)

A light and bright triple aspect room with windows/doors to three aspects. Ceiling downlights, double radiator, TV aerial point, gas central heating thermostat control. Double glazed patio doors opening onto the west-facing side garden.

OPEN-PLAN KITCHEN/DINER

17'5" x 11'8" (5.31m x 3.56m)

A dual aspect room, with composite tiled flooring and ceiling downlights.

KITCHEN AREA

A comprehensively fitted kitchen with timber worksurfaces, high-gloss cupboards under and over, tiled splashback. Integrated appliances include an electric oven, four-ring ceramic hob with extractor hood over, dishwasher, space for fridge/freezer. Sunken one and a half bowl composite sink with mixer tap/hose and drainer. Central kitchen island with cupboards and breakfast bar.

DINING AREA

Double radiator. Double glazed patio doors opening onto the west-facing side patio area with views over the well enclosed gardens.

UTILITY ROOM

Composite tiled flooring, ceiling downlights. Timber worksurface with cupboards below and over, tiled splashback. Composite sink with mixer tap and drainer. Doors to integral garage, WC and uPVC half glazed door to the rear courtyard.

SEPARATE WC

Tiled flooring. Low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Ceiling downlights, extractor fan.

FIRST FLOOR

GALLERIED LANDING

A spacious landing area overlooking the entrance hall. Vaulted ceiling with Velux windows to both front and rear elevations providing much natural light, exposed beam. Double radiator, telephone point, ceiling downlights. Ideal as a home office/reading area. This versatile area is ideal as a home office/study, or an occasional guest sleeping area. Leading to:-

ADDITIONAL LANDING AREA

Vaulted ceiling, exposed beam, double radiator, storage cupboard housing pressurised water system. Gas central heating control, telephone point, solar panel controls. Space for storage.

BEDROOM ONE

16'10" x 10'1" (5.15m x 3.08m)

Double glazed dormer windows to the rear elevation with fitted shutters overlooking the rear garden. Partial sloping ceiling, average measurements taken to a height of 4'11" (1.50m). Vaulted ceiling with downlights, exposed beam at the apex, Velux roof light to the front elevation. Double radiator, TV aerial point, telephone point.

BEDROOM TWO

14'11" x 10'1" (4.55m x 3.09m)

A dual aspect room with double glazed windows to the front and side elevations, complemented by fitted shutters. Vaulted ceiling with downlights, exposed beam at the apex. Double radiator. TV aerial point, telephone point. Partial sloping ceiling with average measurements taken to a height of 4'11" (1.50m).

BEDROOM THREE

15'6" x 8'5" (4.74m x 2.58m)

Another dual aspect room with double glazed windows to the side and rear elevations with fitted shutters. Vaulted ceiling with downlights, exposed beam at the apex. Double radiator, TV aerial point, telephone point. Average measurements taken to a height of 4'11" (1.50m).

FAMILY BATHROOM

Low flush WC, pedestal wash hand basin with mixer tap, tiled splashback and wall mounted back-lit mirror over. Panelled bath with mixer tap and tiled surround. Walk-in shower unit with tiled surround, mains-powered shower, glass screen and extractor fan. Tiled flooring. Velux roof light to the side elevation, heated towel rail/radiator. Vaulted ceiling with exposed beam at the apex and downlights.

INTEGRAL GARAGE

18'11" x 10'1" (5.79m x 3.08m)

Electric roller door, double glazed windows to the rear elevation, pedestrian access from the utility room. Space for washing machine and tumble dryer, Worcester gas fired central heating boiler. Fuse box.

THE EXTERIOR

FRONT

Brick-paved driveway providing off-road parking for two vehicles, level access to the front entrance door and garage. Side pathway connecting driveway to rear garden.

GARDENS

The property benefits from gardens to three sides. A small brick-paved courtyard spans the width of the property to the rear, and a generous west-facing patio is accessed via the double doors from the kitchen/diner, which benefits from sun throughout the day and into the evening. An area of level lawn wraps around the front and side of the property, bordered by a raised bed and enclosed by fencing. In all, a low maintenance garden with a good degree of privacy.

GENERAL INFORMATION



SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating, solar panelling.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

On entering the village of Ponsanooth from the Falmouth direction, take the first left-hand turning immediately after the Stag Hunt public house. Continue straight across Commercial Hill into Commons Lane. After approximately 200 metres, 'Dor Meynek' will be found on the left-hand side.



Floor Plan



1ST FLOOR



GROUND FLOOR

COMMONS LANE PONSANOOTH TR3 7FH

TOTAL APPROX. FLOOR AREA 157.6 SQ.M. (1697 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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