

Higher Terrace, Ponsanooth
Guide Price £200,000

MARTIN&CO

Ponsanooth

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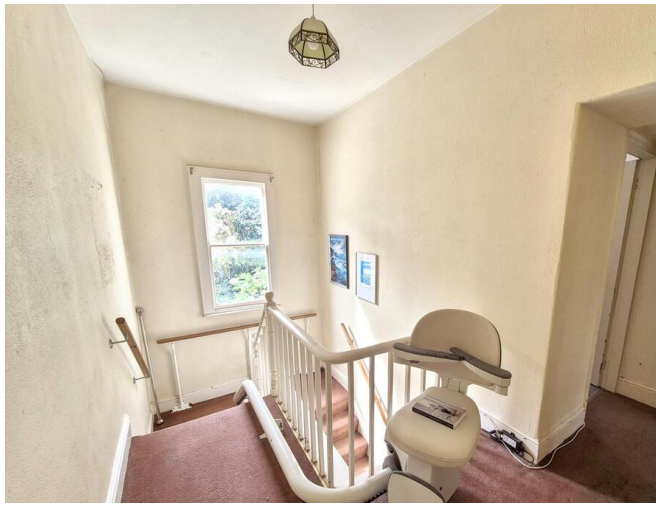
- **REFURBISHMENT OPPORTUNITY**
- **CHARMING COTTAGE**
- **FRONT & REAR GARDENS**
- **OFF STREET PARKING**
- **GAS CENTRAL HEATING**
- **NO ONWARD CHAIN**

This two double-bedroom cottage with front and rear gardens as well as off-street parking, is located in the highly desirable village of Ponsanooth.







This two double-bedroom cottage with front and rear gardens as well as an off-street parking area is located in the highly desirable village of Ponsanooth. Being sold with no onward chain this is a wonderful opportunity for the incoming purchaser to refurbish and create a characterful and cosy home.

Higher Terrace is a quiet lane of cottages, close to the centre of Ponsanooth village. The front door opens into the entrance hall, with a lovely turned staircase to the first floor in front of you, the lounge on your right, and the kitchen-diner to the rear. The kitchen has a pantry which houses the gas boiler and the back door takes you out to the rear

garden via a porch. There is a light and spacious landing on the first floor, a bathroom and two double bedrooms, the principal bedroom having a walk-in cupboard and lovely far reaching view across Ponsanooth. To the side of the property there is a gated alleyway through to a courtyard at the rear, with stone steps going up to a raised garden area. To the front of the property, across the lane, there is a parking area and a lawned garden. Surrounded by beautiful countryside, both the garden and cottage have lovely green views.

Now requiring updating and redecoration throughout, this is a wonderful opportunity for the purchaser to put their own stamp on a traditional cottage.

Gas Central Heating & Hot Water
Part uPVC Double Glazed
Council Tax Band B
EPC : D
Parking
Garden

Superfast Broadband available at this postcode.
Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information
Source: Ofcom.org.uk

LOCATION
Nestled amongst verdant countryside, Ponsanooth is a popular village in a convenient location between Truro, Falmouth and Redruth. With a Post Office, general store and primary school there are a good range of local amenities. Truro is approximately seven miles away and Falmouth approximately four miles. For nature lovers, the picturesque Kennal Vale Nature Reserve is a short walk from the village, whilst Stithians Reservoir and Argal Lake are also just a short drive or cycle ride away.







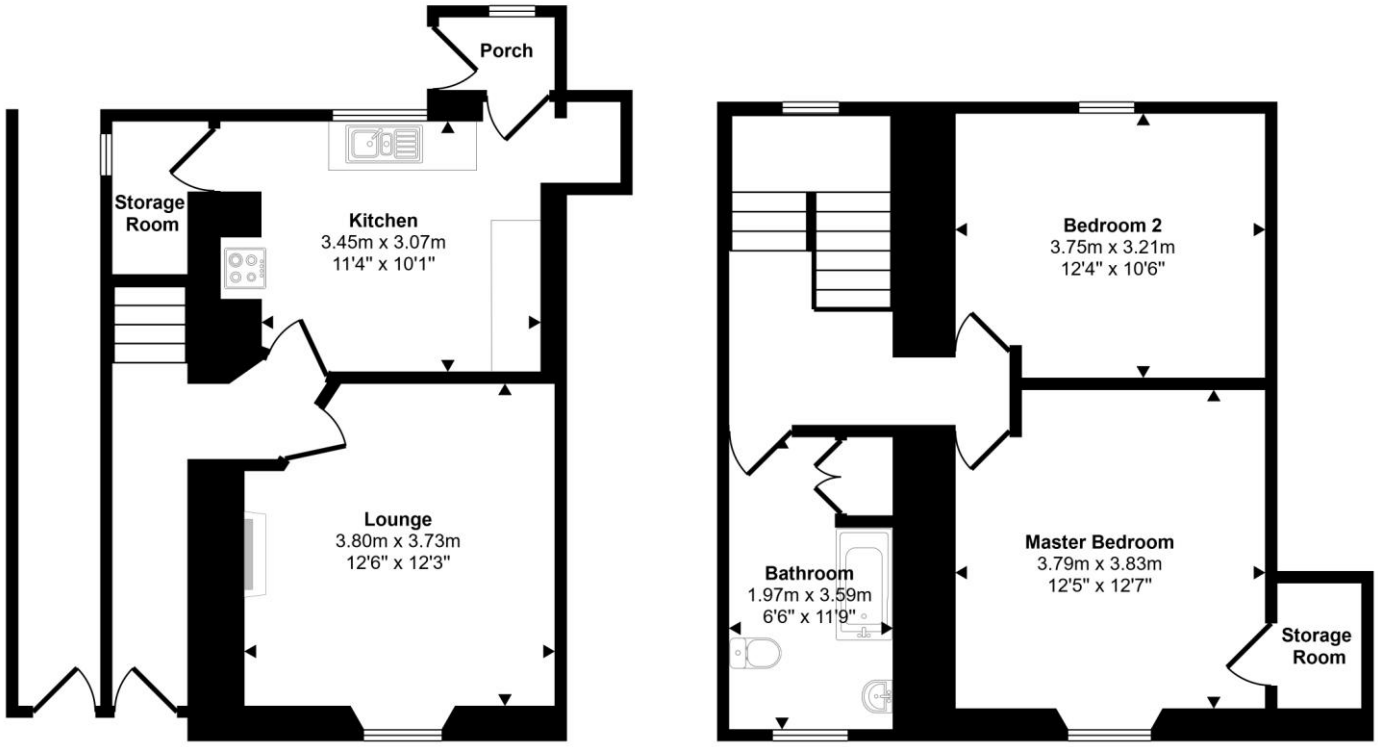








Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft

First Floor
Approx 52 sq m / 555 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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