



CORNISH
BRICKS

10 Fore Street, Sticker

Guide Price £240,000



10 Fore Street

Sticker, St. Austell

PRETTY CORNISH COTTAGE, with PARKING, that has been UPDATED BEAUTIFULLY, in the heart of the POPULAR VILLAGE OF STICKER, within EASY REACH OF THE ROSELAND PENINSULA, ST AUSTELL & TRURO,

The property has been RENOVATED TO A HIGH STANDARD, GOOD SIZED ACCOMMODATION, 2 DOUBLE BEDROOMS, MODERN YET INKEEPING KITCHEN & SHOWER ROOM, PARKING & BEAUTIFUL GARDEN.

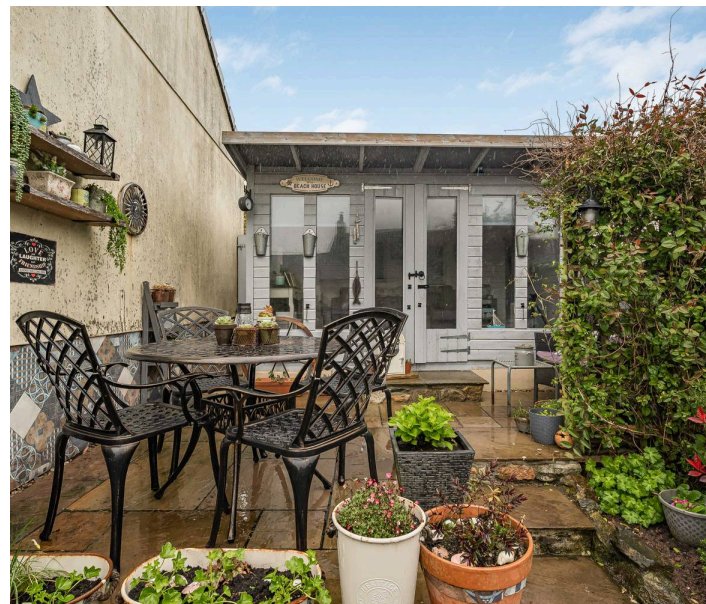
PROPERTY:

On the ground floor you walk into the lounge area which sets the tone for this lovely cottage. It is the perfect mix of modern and traditional, with wooden style floors, exposed stone fireplace with log burner, perfect for those winter nights, central staircase which separates the space between the lounge and kitchen/dining area.

The kitchen/dining room is to the rear, which is everything you would want for a Cornish cottage, with an aga range cooker, exposed stone walls, range of shaker style base and wall units, space for fridge & freezer, Belfast sink with mixer tap over.

To complete the ground floor to the rear of the kitchen a handy storage/utility space with plumbing for washing machine and ground floor cloakroom/W.C. Door to the side out to the rear garden.

The first floor offers two double bedrooms and a modern shower room.





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You have a generous size double bedroom to the front with wooden floors, part exposed stone wall with two double glazed windows both with deep display sills. Recesses either side of the chimney breast.

A further double bedroom with window to the rear with display sill with built in storage cupboard. Access through to the loft.

Shower Room with a white suite comprising Low Level WC, Hand Basin, and shower cubicle.

EXTERNALLY:

To the front set back behind a stone wall with attractive wrought iron gate is a shared pathway with next door, a great selling feature for a terraced cottage along this row as it is set back from the road.

The rear garden is very pretty, with established plants and borders, enclosed with a sunny aspect enjoying the sun until early evening.

You have a lovely seating area at the bottom, which is sheltered with stone walling, paved with steps up to the higher tier. The higher tier is low maintenance laid with stone chippings, planted borders and at the very top the vendors have added an insulated summer house/garden room with electricity, a lovely space to sit back and take in the views of the garden, a great space that could be utilised in various ways, but would make a great home office. There is a rear gate at the top of the garden that takes you the parking space.

LOCATION:

Sticker is a popular village with shop, post office, and local



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LOCATION:

Sticker is a popular village with shop, post office, and local pub. There are local countryside walks and a village green playing field area. St Austell town centre is situated approximately 3 miles away and offers a wider range of shopping, educational, and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

The picturesque port of Charlestown, the Roseland peninsula and the award-winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 12 miles from the property.

The harbour town of Mevagissey is a short distance away, which offers stunning scenery and local facilities. The property is also located close to the well renowned Lost Gardens Gardens of Heligan and several beautiful sandy beaches.

TENURE: Freehold

HEATING & GLAZING: UPVC double glazing & gas central heating

SERVICES: Mains water, drainage, gas & electricity.

ROOM SIZES:

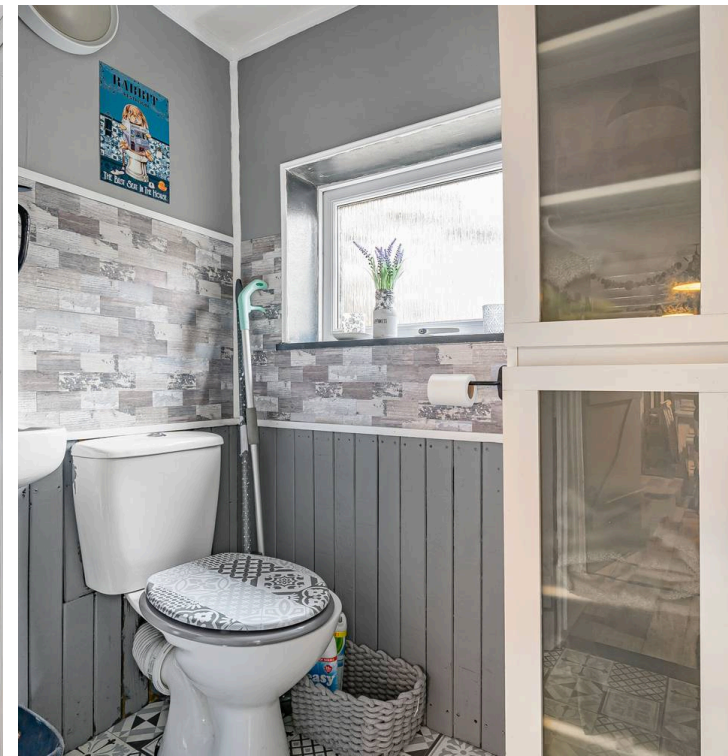
Lounge Area - 3.63 x 3.57

Kitchen/Dining Area - 3.86 x 3.57

Principal Bedroom - 3.67 x 3.79

Shower Room - 2.80 x 1.10

Bedroom - 2.03 x 3.77



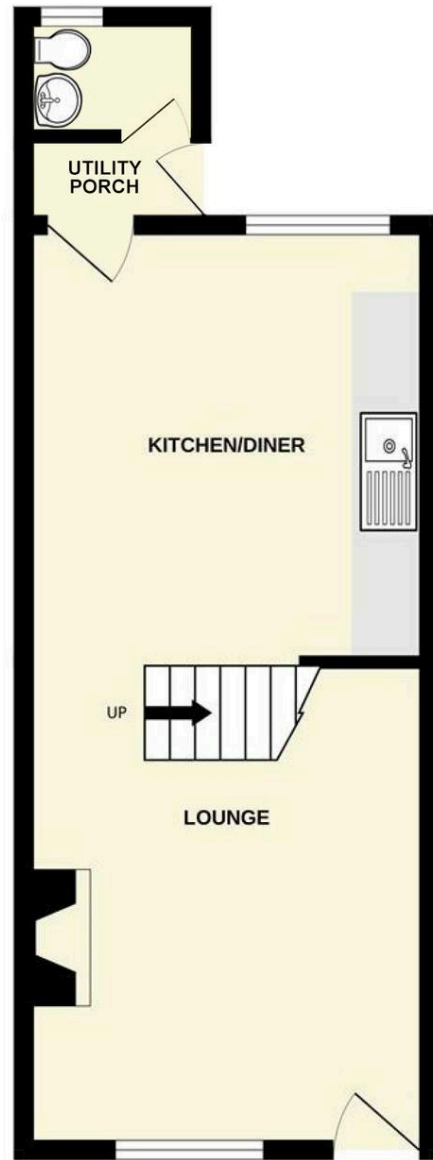




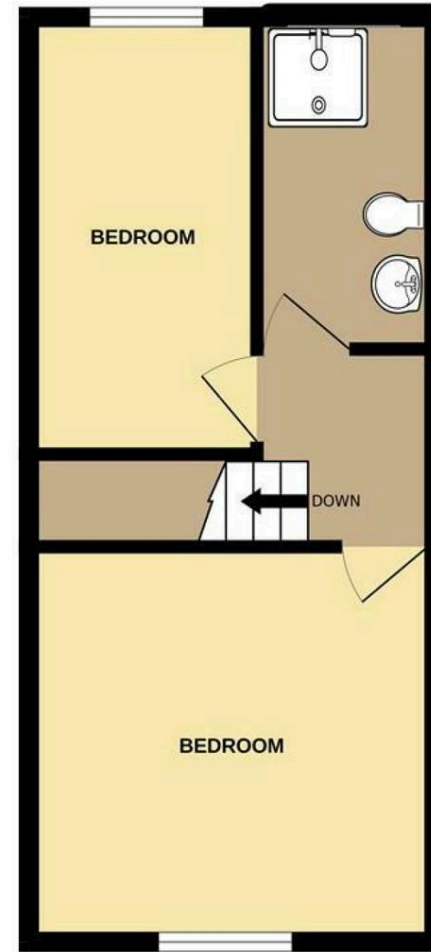




GROUND FLOOR



1ST FLOOR





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