



2 The Terrace, Mithian, St Agnes TR5 0QG
£349,950

Key Features

- Charming, extended cottage
- Entrance porch, living room
- 2 bedrooms, family shower room
- Open plan kitchen/dining room
- Stunning front and rear garden
- Garden room/utility
- Parking for two vehicles
- Video tour available



A completely gorgeous, mid terrace, 2 bedroom extended cottage with off-road parking for two vehicles plus, beautiful and well stocked front and rear gardens - situated within walking distance of the ever sought after village of Mithian.



The Property

Built in the mid 1800's, this completely charming 2 bedroom home oozes with character and natural light. Our clients has created a beautiful space, both inside and out with a perfect blend of character and modern accommodation.

The accommodation comprises of a good size entrance porch, which has plenty of space for shoe/coat storage and a doorway which leads into the living room. The living room, which is a lovely and cosy space, has stairs leading to the first floor, a window overlooking the front garden and a feature inglenook fireplace with electric fire. From here an archway leads into kitchen/dining room, which is clearly the heart and hub of this wonderful home. This room combines traditional cottage with modern and light living. The kitchen, which is a well appointed room with a range of base and eye level shaker style units, has beautiful oak engineered flooring, is flooded with light due to the dual aspect extension, with skylight and double doors leading to the garden, central table island and plenty of space for a dining table and sofa.

Upstairs, two good size double bedrooms and a family shower room can be found. Bedroom one, which has ample storage and plenty of natural light is the larger of the two and overlooks the front garden. Bedroom two, overlooks the rear garden, has integral storage and plenty of space for a double bed. The family shower room is a well appointed 3 piece suite with a wash hand basin with cupboard surround, WC and an enclosed walk in shower - all lit by a glazed window.

To the front of the property, gravel driveway parking for two vehicles and a path leading to the front door. Adjacent to the path is a very pretty, well stocked and cleverly landscaped feature garden area - with an array of plants, flowers and shrubs housing nautical objects. To the rear, an utterly stunning, profusely stocked garden, with an area of level lawn, multiple plants and flowers, boarded by high hedging, fences and trees. To the far end of the garden a good size garden room, currently used as a shed and utility room. Behind this a further area perfect for storage and pretty countryside views.

In all, this wonderfully charming home has so much to offer, is situated in popular village location and available with no onward chain. A viewing is whole heartedly recommended.

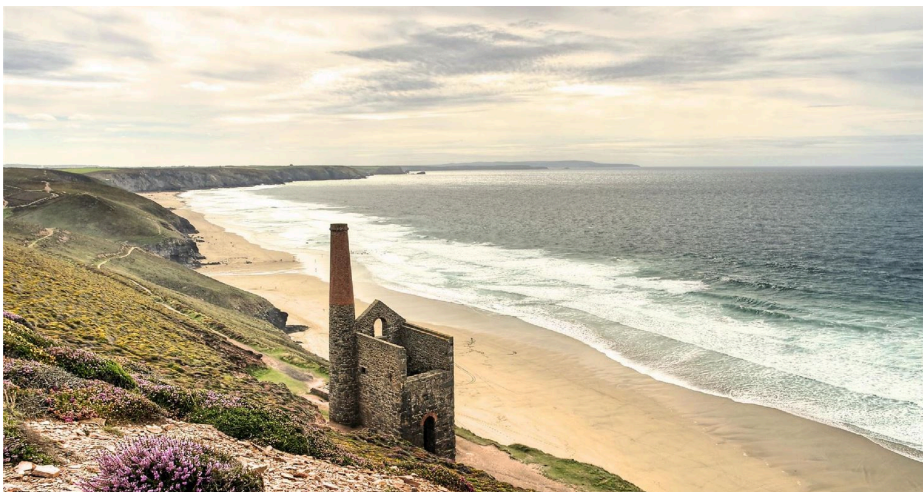




The Location

Nestled in the peaceful countryside just a mile from St Agnes, Mithian is a charming Cornish village that offers the perfect balance of rural tranquillity and coastal convenience. At its heart is the historic Miners Arms, a welcoming 16th-century pub renowned for its excellent food, local ales and friendly atmosphere. The village also benefits from a primary school and easy access to nearby amenities in St Agnes, including independent shops, cafés, restaurants and beautiful beaches. Surrounded by picturesque countryside, Mithian is ideal for walkers, with scenic footpaths leading through rolling farmland and connecting to the spectacular South West Coast Path. Whether you're seeking a peaceful village setting or quick access to the vibrant coastal community of St Agnes, Mithian is a wonderful place to call home.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan



Floorplan
will be
uploaded soon

Property Information

Tenure: Freehold

Council Authority: Cornwall Council

Council Tax Band: C

Services: Mains water and electric are connected. Woodburner. Private drainage.

Mobile Signal Externally: EE, Three and Vodafone all good outdoor.

Broadband: Superfast available. Max download 60Mbps. Max upload 13Mbps.

Agents note: To the side of the property, a small alley is used by all three properties on the terrace to access their rear gardens for maintenance.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

01872 306746
info@jamescaneproperty.co.uk
www.jamescaneproperty.co.uk