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Higher Terrace, Ponsanooth, Truro

£295,000
Freehold

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Property Introduction

Situated in an elevated position in the village of Ponsanooth and enjoying views towards distant fields is this mid-terraced character cottage, which in recent months has undergone much improvement and refurbishment.

The property retains much of its original charm and features, such as a beamed ceiling and exposed stone wall whilst offering generous accommodation with the advantage of having a gas fired central heating system and uPVC double glazed windows. From the lounge, a stable door gives access into a well equipped kitchen with a good range of storage cupboards along with an integrated oven, whilst to the first floor are three bedrooms and a modern shower room.

Externally, to the front is an allocated parking space, whilst a passageway accessing via the side of the property leads round to steps which ascend to an impressive lawned garden which also has a two-tiered paved patio which is ideal for entertaining and from here, one can enjoy a striking backdrop of rolling countryside.

Location

Ponsanooth is a popular and desirable village located approximately five miles from the historic mining town of Redruth and three miles from the Maritime town of Falmouth.

The village is steeped in history having been known for its former gunpowder mills - many of which supplied the local mines of Cornwall. Today, it is a popular community with both locals and visitors enjoying the Kennall Vale woodland, while locally can be found a village shop which also serves takeaways and caters very well for day-to-day needs as well as a village school and a Public House (The Stag Hunt). Ponsanooth is ideally located for accessing both north and south coasts with their contrasting coastlines - the north famed for its majestic clifftop walks and surfing beaches, while the south is ideal for sailing and water sports, such as kayaking and paddleboarding.

The cathedral city of Truro lies approximately seven miles distant and offers a good range of commercial outlets and being popular for both locals and visitors to explore the cobbled streets of this Georgian city.

ACCOMMODATION COMPRISES

Door to:-

LOUNGE 18' 5" x 13' 6" (5.61m x 4.11m) maximum measurements plus recess

uPVC double glazed window to the front with window seat and uPVC double glazed window to the rear along with a stained glass window. Feature exposed stone walls along with an open fireplace and slate hearth, shelved recess to the side, beamed ceiling, built-in dining bench with storage, staircase to first floor, laminate flooring and boxed electric meters. Radiator. Stable door to:-

KITCHEN 14' 1" x 8' 3" (4.29m x 2.51m) maximum measurements

uPVC double glazed window to the rear and side and double glazed door to the outside. Range of base storage cupboards, three-drawer storage unit, wall-mounted storage cupboard, working surfaces and Belfast style sink unit with mixer tap. Plumbing for automatic washing machine and integrated dishwasher. Built-in oven, hob with tiled splashback and stainless steel extractor fan over, built-in storage cupboard housing gas boiler and laminate flooring. Vertical radiator.

Returning to lounge, stairs to:-

FIRST FLOOR LANDING

Built-in storage cupboard and wood flooring. Doors off to:-

BEDROOM ONE 13' 9" x 9' 6" (4.19m x 2.89m) maximum measurements, L-shaped

uPVC double glazed window to the front enjoying countryside views. Radiator.

BEDROOM TWO 8' 7" x 7' 7" (2.61m x 2.31m) maximum measurements

uPVC double glazed window to the rear. Wood flooring and radiator.

INNER HALLWAY

uPVC double glazed window to the side. Radiator. Doors off to:-

BEDROOM THREE 8' 3" x 7' 3" (2.51m x 2.21m)

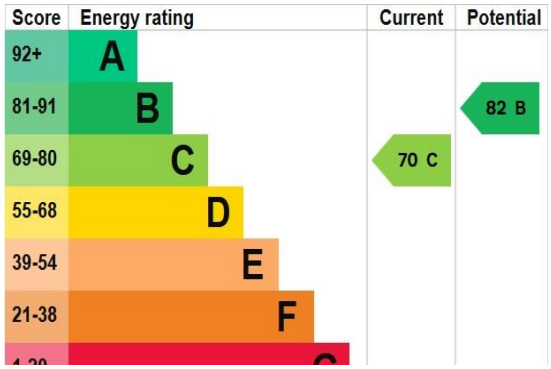
uPVC double glazed window to the rear. Radiator.

SHOWER ROOM

uPVC double glazed window to the side. Walk-in shower with tiled surround, close coupled WC, pedestal wash hand basin, chrome heated towel rail, extractor fan and sliding door to first floor landing.

OUTSIDE

Immediately to the front of the property is an off-road parking space, while accessed via the side of the property and gateway leads round to the rear of the cottage. Steps ascend to an impressive garden which is considered to be of a generous size, being laid mainly to lawn but also with the benefit of a two-tiered paved patio and pergola being ideal for outside entertaining. Within the garden are a good range of mature shrubs and an archway leading to a useful outbuilding along with a further stone outbuilding, although this does require some rebuilding. The rear garden is certainly an outstanding feature of the property being perfect for enjoying those long sunny days with the backdrop of the rolling countryside in the background.



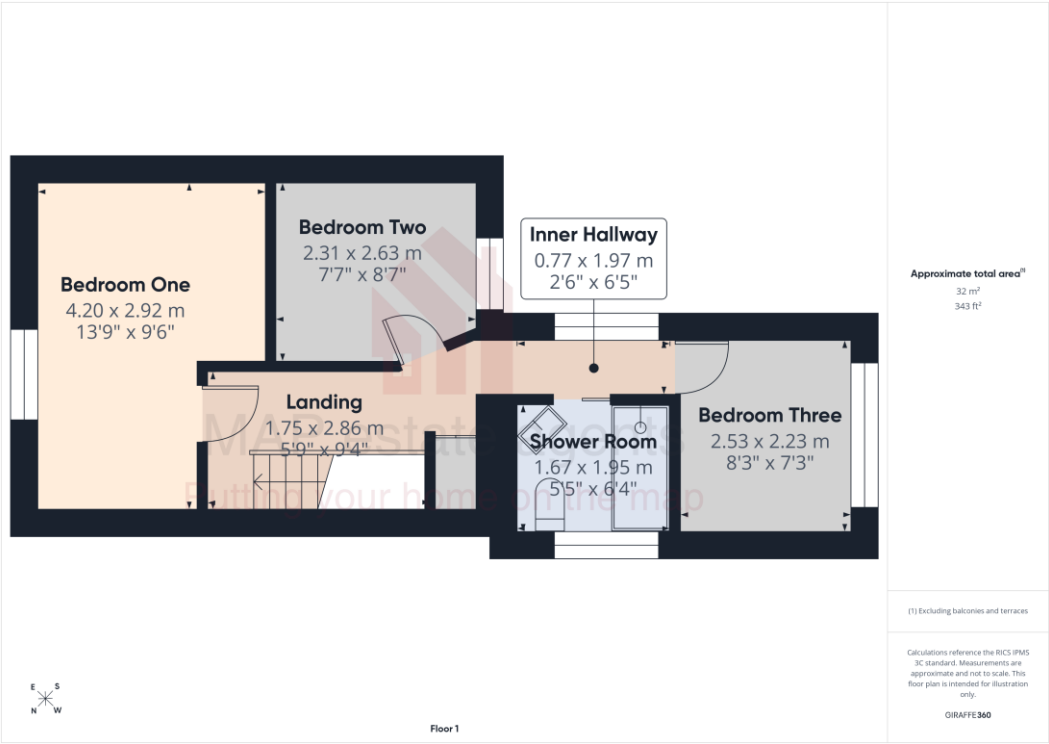
SERVICES

Mains drainage, mains water, mains electricity and mains gas.

AGENT'S NOTES

The Council Tax Band for this property is Band 'C'.

Please note that there is a right-of-way for the neighbouring property of Number 2 allowing pedestrian access at the rear.



MAP's top reasons to view this home

- Impressive mid-terraced character cottage
- Undergone much improvement and refurbishment
- Three bedrooms
- Large 18' feature lounge/diner
- First floor shower room
- uPVC double glazed windows
- Gas fired central heating system
- Off-road parking space
- Large enclosed rear garden
- Offered for sale chain-free

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)
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