



Mill House, Cove Hill, Perranarworthal, Truro, TR3 7QN

£195,000

A 2 double bedroom period house, located within the village of Perranarworthal on the main road between Falmouth and Truro. The well proportioned accommodation provides on the ground floor: entrance porch, large double aspect living room and contemporary kitchen. On the first floor are 2 bedrooms and a modern shower room. Externally, the property offers an enclosed walled courtyard garden. No onward chain.

Key Features

- 2 bedroom period house
- Enclosed rear courtyard
- Modern kitchen and first floor shower room
- EPC rating D
- Located between Falmouth and Truro
- Mains gas central heating
- No onward chain



THE LOCATION

The village of Perranarworthal is roughly equidistant between the city of Truro and the harbour town of Falmouth. The highly regarded Norway Inn public house and restaurant is just 'down the road', with the village of Perranwell Station close by, offering a primary school, pub, church, post office and village shop. The village also offers a railway station with branch-line to both Falmouth and Truro.

THE ACCOMMODATION COMPRISES

Obscure double glazed front door to the:-

ENTRANCE PORCH

A good sized entrance porch with tiled flooring, exposed stone to one wall, and large storage cupboard housing Worcester gas combination boiler servicing domestic hot water and heating. Double glazed window to side aspect. Radiator. Timber door to the:-

LIVING ROOM

16'8" x 15'8" (5.10m x 4.80m)

A light and bright reception room with three double glazed windows to front and side aspects. Marble-effect stone fireplace housing wood burning stove with stone hearth, wood mantel and recess to one side, with cupboard and log store. Wall-mounted consumer unit, radiator, wood-effect laminate flooring. Stairs rising to first floor level, with under-stair storage, ideal for a fridge/freezer. Telephone and broadband point. Recessed ceiling lights, sliding door to the:-

KITCHEN

14'1" x 4'11" (4.30m x 1.50m)

A range of white eye and waist level units with inset Lamona resin sink with mixer tap, Lamona four ring electric hob with glass splashback and extractor fan, built-in Lamona double oven, and built-in Lamon washing machine. Recessed ceiling lights, continuation of wood-effect laminate flooring. Wall-mounted radiator. Double glazed door to rear courtyard garden.

FIRST FLOOR

LANDING

Doors to bedrooms and shower room. Loft hatch, radiator.

BEDROOM ONE

19'0" x 10'2" (5.80m x 3.10m)

A spacious double bedroom with large double glazed window to front aspect. Two ceiling lights. Radiator. Built-in cupboard with shelving.

BEDROOM TWO

13'5" x 6'6" (4.10m x 2.00m)

Large double glazed window to side aspect. Radiator. Ceiling light.

SHOWER ROOM

7'10" x 4'11" (2.40 x 1.50m)

Large shower cubicle with boiler-fed rainfall-style twin head shower, with glass screen and tiled surround. Vanity unit incorporating wash hand basin with mixer tap. Hidden cistern flush WC. Further tiling to walls. Heated towel rail/radiator, extractor fan, obscure double glazed window to side aspect. Wood-effect laminate flooring. Ceiling light.

THE EXTERIOR

FRONT GARDEN

A small, walled garden, with timber pedestrian gate.

REAR COURTYARD

A walled courtyard garden with a raised flowerbed containing mature shrubs including Camelia. Exterior cold water tap.

GENERAL INFORMATION

SERVICES

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

TENURE

Freehold.

COUNCIL TAX

Band C - Cornwall Council.

VIEWING

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



Floor Plan



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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