

FOR SALE



Higher Terrace, Ponsanooth
Guide Price £220,000


MARTIN & CO

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- CHARMING COTTAGE
- REFURBISHMENT OPPORTUNITY
- FRONT & REAR GARDENS
- OFF STREET PARKING
- VILLAGE LOCATION

This charming two bedroom stone cottage with gardens and parking is located in the highly desirable village of Ponsanooth and is a wonderful refurbishment opportunity.

This charming two bedroom stone cottage with gardens and parking 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 charming, cosy home.

When you enter this pretty cottage from the lane which is Higher Terrace, you first come into the cosy lounge with a wonderful inglenook fireplace at its heart. To the rear a pocket door leads into a kitchen/ dining room where there is an oil fuelled aga and a range of fitted units along 2 sides as well as plenty of space for a dining table and chairs. A rear door leads out to a small patio with steps leading up to the back garden.



Stairs take you up from the lounge to the first floor where there are two bedrooms and a bathroom. The main bedroom is a double with built in storage around the bed and a charming recessed sash window which provides lovely countryside views. The second bedroom is to the rear and is a single with a built-in cupboard. The bathroom has a 3-piece suite and a shower over bath.

Externally, to the rear, steps lead up to a sloping garden, mainly laid to lawn, with a shed towards the top. The garden backs onto the village cemetery. To the front of the property, on the other side of the access lane, there is a parking area and steps down that lead into a long garden which has the potential to be a pretty rural retreat. 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 Cornish stone cottage.

Oil Fired Aga providing hot water and some heating

Council Tax Band B

EPC G

Parking

Garden

Broadband : Average download speed of the fastest

package at this postcode 74 Mb

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

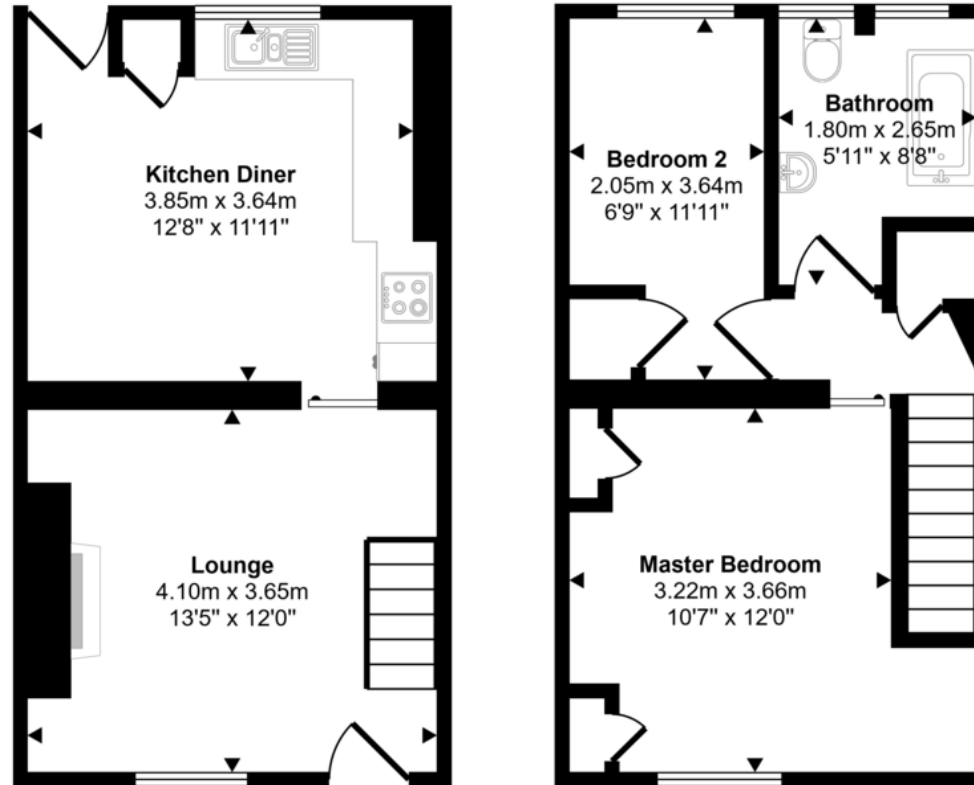
Please contact individual providers for further information

LOCATION

Nestled amongst verdant countryside, Ponsanoth is a popular village in a convenient location between Truro, Falmouth and Redruth. With a post office, general store and primary school there are 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
62 sq m / 663 sq ft



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