

Chy Bryn Trelawney Road, Ponsanooth

Guide Price £140,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts

THE PROPERTY

Offering an exciting opportunity for cash purchasers, this detached two-bedroom detached bungalow occupies an elevated position on the outskirts of the popular village of Ponsanooth, enjoying attractive countryside views towards the railway bridge.

The accommodation comprises an entrance hall, dining room, kitchen, two bedrooms and a bathroom, with the second bedroom currently utilised as a sitting room. Outside, established gardens surround the property, providing a variety of lawned, patio and planted areas, together with tandem off-road parking for one vehicle.

The property is of single-block prefabricated concrete construction and is therefore unlikely to be suitable for conventional mortgage lending. Buyers should make their own enquiries regarding construction, condition and insurability before proceeding.

For those looking for a project, there may be potential for significant improvement, reconstruction or redevelopment, subject to obtaining the necessary planning permissions and any other relevant consents. Interested parties are advised to make their own investigations with the local planning authority.

Conveniently positioned within walking distance of village amenities, a primary school and a local pub, the bungalow offers an appealing combination of village living, countryside surroundings and future potential. Offered with no onward chain, this is an opportunity for buyers seeking a property with scope to explore its possibilities.





- VIDEO TOUR AVAILABLE View the property from the comfort of your own home.
- CASH BUYERS ONLY – An opportunity for cash purchasers seeking a project.
- DETACHED TWO-BEDROOM BUNGALOW – Single-storey accommodation with scope for improvement.
- POTENTIAL REDEVELOPMENT OPPORTUNITY – Possibility of reconstruction or redevelopment, subject to planning consent.
- POPULAR VILLAGE LOCATION – Situated on the outskirts of the sought-after village of Ponsanooth.
- COUNTRYSIDE VIEWS – Elevated position overlooking the surrounding countryside and railway bridge.
- ESTABLISHED ENCLOSED GARDENS – Generous outdoor space with lawn, patio and planting.
- OFF-ROAD PARKING – Tandem driveway parking for up to two vehicles.
- OIL CENTRAL HEATING & UPVC DOUBLE GLAZING – With the added benefit of no onward chain.

THE LOCATION

Ponsanooth is a popular village with an active community and a range of everyday amenities, including a primary school, village store and post office, church and local pub. The surrounding area offers attractive countryside walks, while the nearby River Kennall provides further opportunities to enjoy the outdoors.

The village is conveniently positioned approximately four miles from Falmouth and Redruth and around nine miles from Truro, offering access to a wider selection of shopping, leisure and transport facilities. Regular bus services connect the village with nearby towns, and the surrounding road network provides access to the wider area and nearest railway station at Perranwell connecting to Truro & Falmouth.

With its village atmosphere, countryside surroundings and convenient access to the coast, Ponsanooth is an appealing location for those seeking a quieter setting within reach of Cornwall's principal towns and beaches.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE HALL
14' 3" x 5' 3" (4.34m x 1.60m)

DINING ROOM
14' 2" x 10' 3" (4.32m x 3.12m)

KITCHEN
10' 1" x 9' 0" (3.07m x 2.74m)

BEDROOM ONE
11' 9" x 10' 3" (3.58m x 3.12m)

SITTING ROOM/BEDROOM TWO
11' 10" x 10' 2" (3.61m x 3.10m)

BATHROOM
7' 10" x 7' 1" (2.39m x 2.16m)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

SERVICES & HEATING - Oil-fired central heating with a modern oil tank and external boiler fitted in recent years. UPVC double-glazed windows to most of the property with some partial single glazing. Mains electricity and water supply.

AGENTS NOTES:

CONSTRUCTION - The property is understood to be of single-block prefabricated concrete construction. Prospective purchasers should satisfy themselves as to the construction type, condition, mortgageability and insurability of the property before proceeding.

PLANNING & DEVELOPMENT - The property may offer potential for reconstruction or redevelopment, subject to the necessary planning permission, building regulations approval and any other applicable consents. No guarantee is given that planning permission will be granted, and interested parties should make their own enquiries with Cornwall Council.















GARDEN

The property occupies an elevated plot with established, enclosed gardens enjoying attractive countryside views towards the railway bridge. The gardens offer a mixture of lawn, patio and planted areas, with a variety of trees, hedges, shrubs and established greenery creating a pleasant outdoor setting. Steps to the side of the property lead to a higher tier of garden, providing additional wraparound space and potential for a seating area or garden outbuildings, subject to any necessary consents. The grounds also contain two ponds, while the oil storage tank is positioned towards the front corner of the garden and the oil boiler is located at the side of the property. The gardens provide a useful outdoor space for those looking to improve, reconfigure or further develop the property, subject to the appropriate permissions.

PARKING

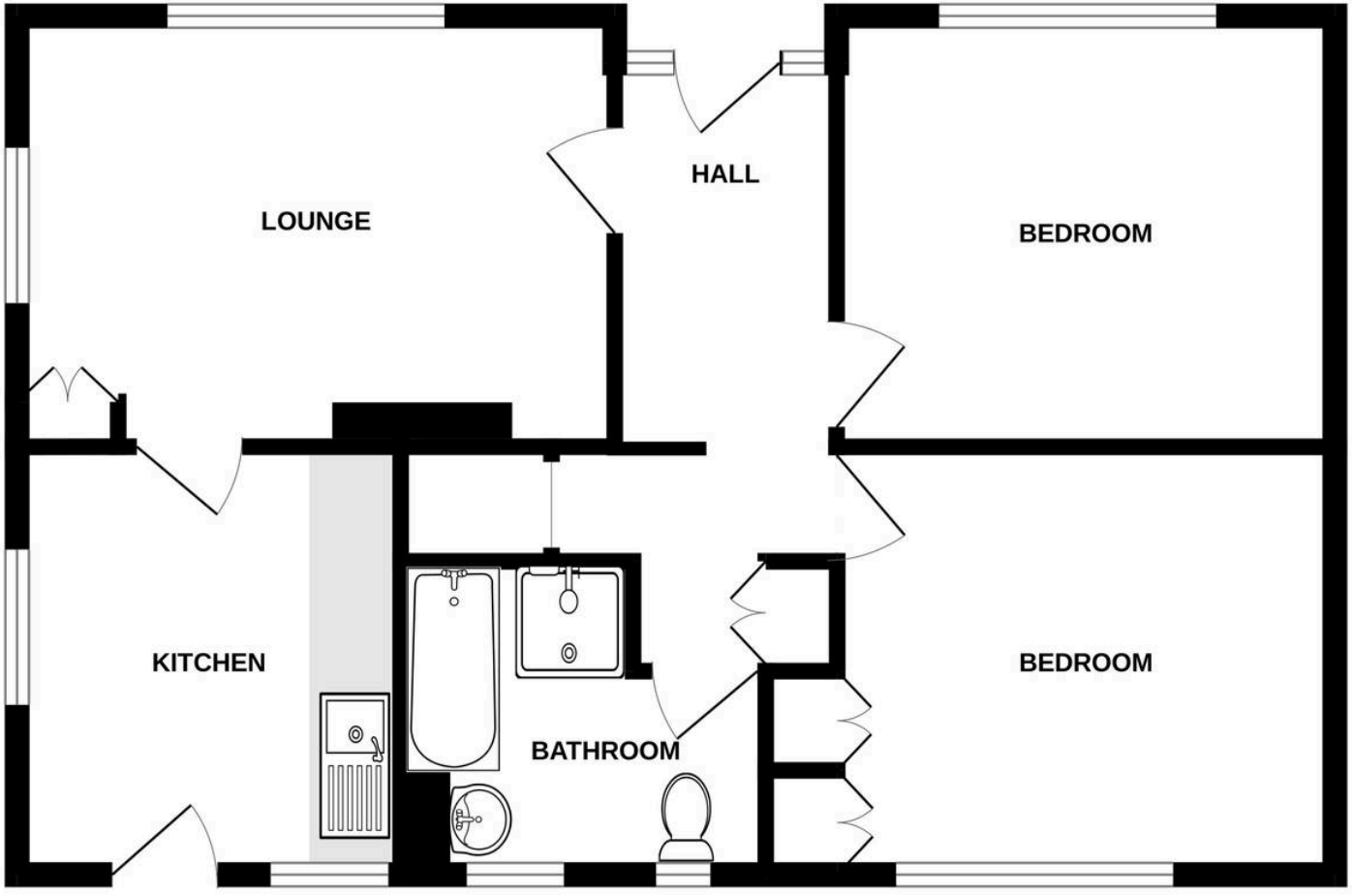
The property benefits from a private off-road driveway providing tandem parking for one vehicle. A pedestrian gate gives access to the front garden and bungalow.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers - We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers - Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



PROUD GUILD MEMBER

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TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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