



6 Rose Cottages East Road, Stithians

Guide Price £355,000



Heather & Lay
The local property experts

6 Rose Cottages East Road

- 3 Bedroom Character Cottage
- Fantastic Village Location
- End of Terrace
- Open Plan Kitchen/Dining/Living room
- Lovely Mature Gardens
- Single Garage
- Air Source Heat Pump with Underfloor Heating
- Well Presented Throughout

THE LOCATION

Stithians is a popular village, with an excellent sense of community with inhabitants of all ages and facilities to cater for most everyday needs. Stithians has a regarded primary school, two churches, pub and a Spar shop with Post Office as well as a doctor's surgery. There is a hairdresser, together with village hall incorporating a preschool and a library. Clubs and societies including rugby, cricket and football, brass band, ladies and men's choirs along with many other organisations, whilst the glorious surroundings at nearby Stithians Lake offers water sports and fly fishing and glorious walks.

Stithians is central and convenient allowing ease of access to local towns such as Falmouth, Helston, Camborne and Redruth, together with Truro Cathedral City. Rose cottages are perfectly placed within the heart of this wonderful village.



THE PROPERTY

Located in the heart of Stithians, this end of terrace character cottage is ideal for families, consisting of a lovely open plan living space balancing modern touches such as underfloor heating, a modern kitchen enhanced by character from the wooden beams, log burner and bay window with window seat. Upstairs there are two decent sized double bedrooms with a third single room and a family bathroom. Outside is a delight with mature front lawn bordered by shrubbery and flowers providing plenty of colour. There is a side area with space for a shed, which leads to the rear garden with a Ceanothus tree and a courtyard space with plenty of room for outside dining. There is then a lovely, private lawn area bordered by shrubbery. To the side of the garden is a single garage. All in all a fantastic property, well worth a look.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Entering through an obscure half glazed UPVC front door into...

HALLWAY 4.37m x 1.67m (14' 4" x 5' 6")

Staircase leading to first floor with an under stairs storage cupboard. Engineered wood flooring with underfloor heating. Wooden panelled doors to kitchen and.....

LIVING ROOM 4.37m x 3.49m (14' 4" x 11' 5")

Double glazed UPVC bay window with window seat below and views to the front garden. Painted wooden beams and a log burner with a chimney breast and shelving to each side. Underfloor heating. Archway to.....

KITCHEN/DINING ROOM 5.31m x 3.32m (17' 5" x 10' 11")

A well presented, spacious room with white wooden base and eye level door fronts with silver knobs and a compact laminate worktop. Double glazed UPVC window to rear garden with stainless steel sink below with a swan neck tap. Electric oven with induction hob and stainless extractor over. Dishwasher and space for freestanding fridge freezer. Engineered underheated wood flooring, thermostat controls. Painted beamed ceiling. Obscure glazed wooden door into....









UTILITY ROOM 1.72m x 1.48m (5' 8" x 4' 10")

Space for washer dryer, underfloor heating with controls. Cupboard containing the fuse box. Obscure double glazed UPVC door to rear courtyard. Wooden door into...

CLOAKROOM/WC

WC and hand wash basin. Obscure glazed UPVC window to rear.

FIRST FLOOR

Staircase leading up to....

LANDING

Storage cupboard containing hot water tank and air source heat pump workings. Loft access. Wooden doors to bedrooms, bathroom and the.....

MASTER BEDROOM 3.78m x 3.12m (12' 5" x 10' 3")

UPVC double glazed window to rear. Radiator. Carpeted.

BEDROOM TWO 3.94m x 2.95m (12' 11" x 9' 8")

UPVC double glazed window to front. Radiator. Carpeted.

BEDROOM THREE 2.87m x 2.24m (9' 5" x 7' 4")

UPVC double glazed window to front. Radiator. Carpeted.

FAMILY BATHROOM

Obscure glazed window to rear. Three piece white suite comprising WC, pedestal hand wash basin with mixer tap, bath with plumbed shower over. Heated towel radiator. Tiled wet areas. Laminate wood effect flooring. Extractor.







FRONT GARDEN

A spacious and well maintained lawned area bordered by flowers and shrubbery.

REAR GARDEN/COURTYARD

Patio area with plenty of space for dining and bordered by a white brick wall and a Ceanothus tree. Outside tap. Access to the side passage with space for a shed. Two steps leading to a private and mature lawned rear garden area.

GARAGE 4.87m x 1.95m

Up and over garage door. Pitched roof.

Council Tax band: C

Tenure: Freehold

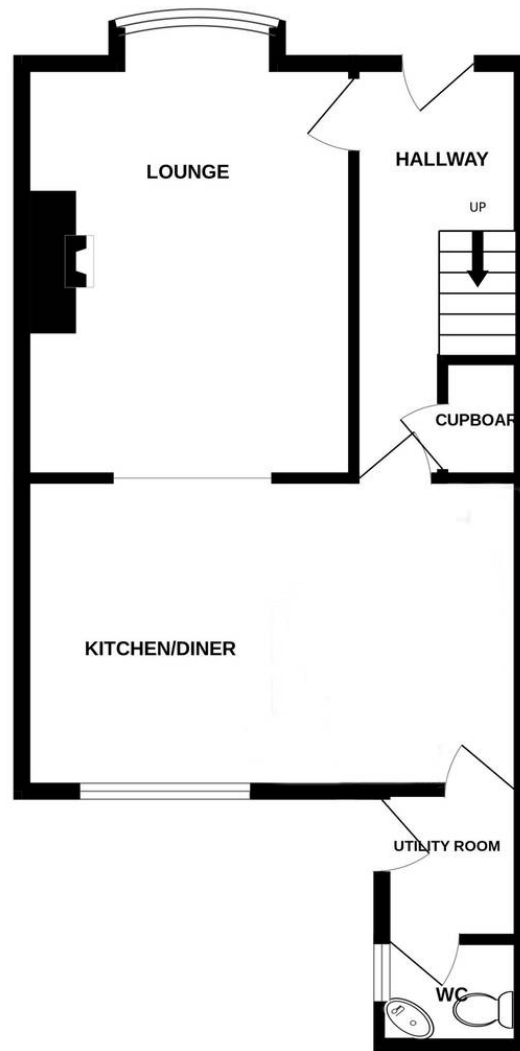
EPC Energy Efficiency Rating: TBC

Services: mains electricity, water & drainage

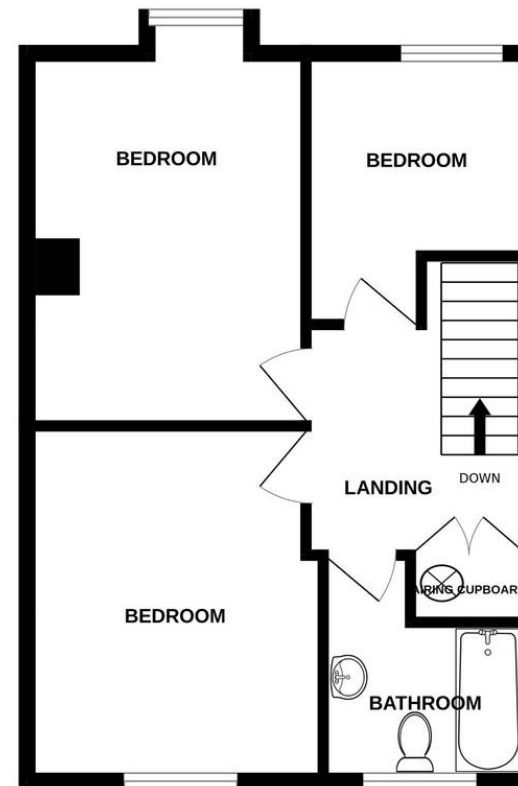




GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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