



Constantine

An attractive stone fronted end of terrace cottage
Flexible two/three bedroom accommodation
Pleasant enclosed mature rear garden
UPVC double glazing
Character and charm throughout
Inglenook fireplace with freestanding wood burner
Modern kitchen and utility room, bathroom
Views over open countryside to the rear
Located in the desirable village of Constantine
Being sold with the benefit of 'no onward chain'

Guide £270,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7375



Lions Head Cottage is an attractive stone fronted cottage which offers flexible two/three bedroom accommodation with a choice of reception rooms and an enclosed mature rear garden set within the highly regarded village of Constantine.

The property has undergone much improvement by the current vendors and is being offered for sale in excellent decorative order and boasts a modern, yet traditional kitchen, recently fitted bathroom and UPVC double glazing throughout.

The properties flexible accommodation comprises; an attractive living room with exposed beam ceiling and inglenook fireplace with freestanding wood burner and a staircase that leads to the landing and first floor, second reception room which could potentially be used as a bedroom if required, kitchen with a good range of wall and base units with cupboards and drawers with oak doors and a recess that houses a cream farmhouse style Aga range, utility room with door leading to the rear garden. To the first floor there is a landing with doors to a nicely fitted modern bathroom and two double bedrooms one having elevated views across the valley with countryside beyond.

The popular village of Constantine has a host of amenities at hand, including two convenient stores with off licences, The Tolman Centre and museum that host several events, Constantine social club with it's recreation child facilities, a bowling green where the village has it's own team, along with cricket and football teams. Other facilities include a doctors surgery, a highly regarded primary/junior school, Constantine parish church, the Cornish Arms public house and the Trengilly Wartha Inn just outside the village. There is also a local bus service that provide transport links from Helston to Falmouth.

An internal viewing is strongly recommended to appreciate this special property.

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

From Fore Street there is a paved front patio with decorative plants and shrubs and acts as an area that buffers the property from the street. This leads to an attractive cottage style composite front door.

ATTRACTIVE COMPOSITE DOUBLE GLAZED FRONT DOOR WITH GLASS PANEL AND LETTERBOX OPENING TO AN ENTRANCE AREA.

LIVING ROOM 4.98m (16'4") x 4.19m (13'9")

A feature inglenook fireplace with local stone surround housing a freestanding wood burner with glass display sitting on a deep slate hearth adding character and charm to the property, UPVC sash style small paned window with a window seat having an

outlook over Fore Street, exposed beamed ceiling, wall lights, timber staircase leading to the landing and first floor, wall mounted Hyco electric heater, window to the utility room, stained glass sliding door to kitchen and a step leads up to a second reception room, ideal as a TV room/reading room or third bedroom if required.



KITCHEN 3.30m (10'10") x 2.36m (7'9")

A beautifully fitted traditional kitchen with a good range of base and wall units comprising; cupboards and drawers with solid oak doors and metal door furniture, wrap around grey polished granite effect roll top worktops with tiled splash back incorporating an enamel sink with drainer and chrome mixer tap, sliding basket drawers, recess for refrigerator and freezer, recess with an impressive cream coloured electric Aga range, a true focal point of this impressive kitchen, with ovens and hotplates having a tiled surround and timber mantle over, timber door to built-in larder with shelving. UPVC double glazed window with an outlook over the rear gardens, plastered ceiling with ceiling light, slate flagstone floor, stained glass door leading to the utility room.



UTILITY ROOM 2.82m (9'3") x 2.69m (8'10")

With roll top worktop having a matching splashback with recess and plumbing for a washing machine and dryer, cupboard to side, stained glass door to kitchen, plastered ceiling with strip light, butcher block worktop for additional storage, stone flooring, UPVC double glazed window and matching UPVC door overlooking the gardens to the rear.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





BATHROOM

A nicely appointed bathroom which is in keeping with the property and comprises of a three piece suite including a panelled bath with tiled splash back and glass screen for the shower, pedestal wash hand basin with tiled splashback and a low-level wc. Part timber clad walls with feature electric heated towel rail, clothes hooks, medicine cabinet, deep sill window with exposed stone surround and UPVC double glazed frosted window to the rear. Finished with a grey laminate floor. Airing cupboard housing a modern hot water tank.

RECEPTION TWO/READING ROOM/BEDROOM THREE 5.18m (17'0") x 2.62m (8'7") at widest point.

A useful irregular shaped room that can be used as a further reception room/TV or reading room/bedroom if required. UPVC double glazed small paned sash window overlooking Fore Street, Hyco electric radiator, plastered ceiling with ceiling light, window to utility room and finished with a carpet.



BEDROOM ONE 2.59m (8'6") x 2.97m (9'9") to wardrobe (12' to wall)

With two large built-in wardrobes with clothes rails and storage, door to storage cupboard with shelving, plastered ceiling with ceiling light, feature small paned sash double glazed window overlooking Fore Street, finished with a carpet.

STAIRS AND LANDING

A staircase with rope handrail leads to a galleried style landing with decorative railings, plastered ceiling with loft trap and access to the roof space, ceiling light, timber floor, doors to the bathroom and the bedrooms.



BEDROOM TWO 3.23m (10'7") x 2.67m (8'9")

UPVC double glazed window enjoying fine uninterrupted rural views over fields and open countryside with woodland in the distance, timber flooring, Hyco electric radiator, plastered ceiling with ceiling light.



OUTSIDE

To the front of the property is an attractive patio area with feature plants and shrubs but the majority of the gardens can be found to the rear and are a true delight.

REAR GARDENS

The majority of the gardens can be found to the rear and are a generous size to many of the neighbouring properties as it enjoys a long narrow garden with a good degree of privacy and a wide variety of mature plants and shrubs.

SERVICES Mains electricity and sewerage.

COUNCIL TAX Band C.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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