



Fair View, South Road, Stithians, Truro, TR3 7AD

Guide Price £295,000

A delightful 3 bedroom end of terrace cottage, full of character and charm, and situated within the popular and well served village of Stithians. 'Fair View' is located just a few minutes walk from the village centre and directly opposite the gated access to 'Half Moon Wood' with its 'sylvan' woodland walks that border the Kennall River, ideal for keen walkers, or those with dogs. The cottage comprises on the ground floor: porch, living room with wood burning stove, snug/office, sociable kitchen/dining room and utility area. On the first floor are 3 bedrooms and a family bathroom. The small enclosed rear garden is south-west facing and enjoys a good degree of privacy.

Key Features

- Delightful 3 bedroom (1 en-suite) end of terrace cottage
- Charming living room with wood burning stove
- First floor family bathroom
- Oil fired central heating and double glazing
- Popular village location
- Sociable kitchen dining room
- Easy access to the beautiful surrounding woodland
- EPC rating E



THE LOCATION

Stithians is a popular village, surrounded by countryside. The village has an excellent sense of community, with amenities that cater for most everyday needs. Stithians has a highly regarded primary school, two Churches, a pub and a Spar shop with Post Office, as well as a doctors surgery. There is a hairdressers, together with village hall that incorporates a preschool, library, as well as a number of different clubs and societies. Nearby Stithians lake is a great location for dog walking and offers water sports and fly fishing. Stithians offers a central and convenient location, allowing ease of access to local towns such as Falmouth, Helston, Camborne and Redruth, together with Truro City.

THE ACCOMMODATION COMPRISES

A wrought iron gate with slate paved path leads out through the front garden to the:-

ENTRANCE PORCH

Currently being updated with uPVC double glazed windows and replacement uPVC double glazed door. Tiled flooring, ceiling light. Timber glazed front door opening into the:-

LIVING ROOM

A delightful reception room with stone feature fireplace housing a cast iron wood burning stove set on a raised slate hearth. Stripped wood floor, beamed ceiling. Radiator. Deep window sill with double glazed window to front aspect. Ceiling light. Cupboard housing fuse box and electric meter. Under-stair storage cupboard. Four steps lead up to the kitchen/dining room. Glazed double doors open through to a sperate study/snug that could be easily incorporated into the living room to provide one large reception space.

STUDY/SNUG

Separated from the living room via glazed double doors, this versatile room provides an ideal snug or study area. Double glazed window to front aspect, exposed stone to one wall, beamed ceiling. Stripped wood floor. Radiator.

KITCHEN/DINING ROOM

A spacious and sociable kitchen/dining room measuring just under 20ft in length and able to accommodate a large family dining table and chairs. Patio doors provide plenty of natural light and lead out onto the enclosed rear garden. The kitchen offers a range of eye and waist level units with wood worktop and inset stainless steel sink/drainer unit with mixer tap. Space for Range-style cooker with stainless steel extractor above. Space for freestanding fridge/freezer. uPVC double glazed window to side aspect. Terracotta tiled flooring. Two radiators. Recessed ceiling lights. Staircase rising to the first floor. Double glazed door through to the utility.

UTILITY ROOM

A block-built lean-to utility room with mono-pitched Perspex roof, housing the oil fired boiler and providing space and plumbing for washing machine and tumble dryer. Doors to both the rear garden and side access path, providing direct access to the rear garden from both the front and sides of the property, ideal for those with pets.

FIRST FLOOR

LANDING

A split-level landing, with the lower landing providing access to bedrooms one and three. Access to roof storage area and providing a range of built-in book cases. Ceiling light.

BEDROOM ONE

A double bedroom with stripped wood panelling to one wall, and stripped wood floor. uPVC double glazed window to front aspect. Radiator. Ceiling light. Built-in shelving and open storage space with hanging rail. Door to:-

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with boiler-fed shower and fully tiled surround. Dual flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Extractor fan, recessed spotlights. Wall-mounted ladder-style radiator/heated towel rail. Stripped wood floor.

BEDROOM THREE

A good sized third bedroom with uPVC double glazed window to front aspect overlooking the adjacent woodland and countryside beyond. Stripped wood floor. Radiator, ceiling light. Stripped wood panelling to one wall.

UPPER LANDING

Further built-in bookshelves. Doors to bedroom two and family bathroom.

BEDROOM TWO

uPVC double glazed window to rear aspect, overlooking the enclosed garden. Built-in storage cupboard. Radiator.

FAMILY BATHROOM

A well appointed four piece suite comprising panelled bath with twin mixer tap and fully tiled surround, separate walk-in shower cubicle with tiled surround, boiler-fed shower and glass shower door, pedestal wash hand basin with mixer tap and tiled splashback, and low flush WC. Tiled flooring. Extractor fan. Two Velux windows to front aspect with a view out across the adjacent woodland and fields in the distance. Radiator. Built-in storage cupboard with shelving.

THE EXTERIOR

FRONT GARDEN

An enclosed front garden with slate pathway leading to the front door. Providing an area of lawn, with low-level flowerbeds and a small patio area. Mature planting on the front and side boundary provides a good degree of privacy.

REAR GARDEN

The south-westerly facing rear garden is fully enclosed, making it ideal for children and pets and providing an excellent degree of privacy. Accessed from the kitchen/dining room via patio doors. Offering a lower paved terrace with steps leading up to a raised lawn, bordered by well-stocked low-level flowerbeds. A door gives access to the utility room.

GENERAL INFORMATION

SERVICES

Mains water, electricity, and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

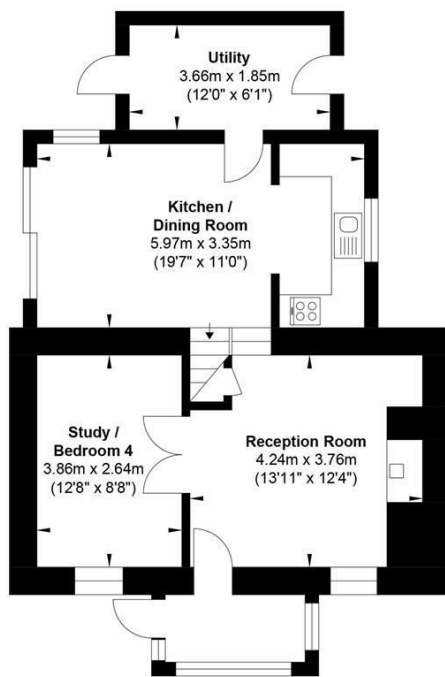
Freehold.

VIEWING

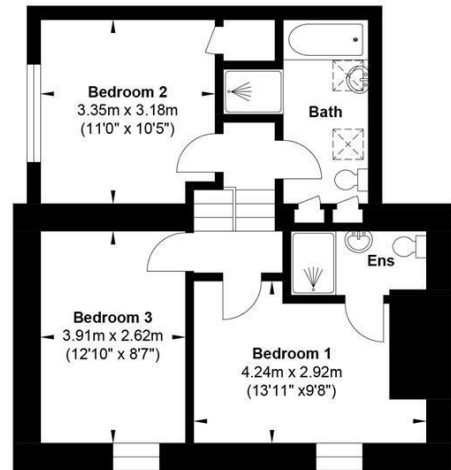
By telephone appointment with the vendors' Sole Agent -
Laskowski & Company, 28 High Street, Falmouth, TR11
2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor



First Floor



Gross Internal Floor Area : 112.1 m2 ... 1207 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.