



Manor Cottage, Cove Hill, Perranarworthal, Truro, TR3 7QN

£315,000

Located within Perranarworthal, perfectly positioned between Falmouth and the cathedral city of Truro and within a few minutes' drive of the popular sailing waters of the Carrick Roads (Fal Estuary) and surrounding villages, an updated semi-detached cottage, providing beautifully appointed and presented 2 bedroom accommodation, benefiting from double glazing, gas fired central heating together with wood-burning stove in the living room, off-road parking to the front and small raised sitting-out terrace.

Key Features

- Elevated semi-detached cottage
- Perfectly situated for Falmouth, Truro and Redruth
- Tastefully appointed, beautifully presented
- Incredibly convenient off-road parking
- Delightful 2 bedroom, 1 shower room accommodation
- Much character and charm throughout
- Raised sitting-out terrace
- EPC rating D



THE LOCATION

This cosy cottage lies equidistant between Falmouth and Truro, just off the A39. Within a two minute walk is a bus stop which leads to Falmouth and Truro, and the local public house is a short walk away, together with the village community shop, and church. Perranarworthal is a popular leafy village, with access to regular events at the Community Village Hall. Surrounding villages offer a variety of walks and entertainment; Devoran has an ancient quay, where you can stroll beside the river. There is also a hall where musical events are held, and a variety of classes, including fitness activities.

THE PROPERTY

The house has been fully refurbished within the last two years with new floors, new kitchen, shower room and a second reception room has been created. The ground floor living room is spacious with a high ceiling and wood-burning stove which supports the central heating, whilst the second reception room provides a quiet space for relaxing or dining. The kitchen has a side door leading to the garden up the steps, which is laid to decking.

THE ACCOMMODATION COMPRISES

From the parking bay, easily navigated steps rise between the former mill house to the left and Manor Cottage on the right, with a pathway separating and leading to a replacement front entrance door with part obscure glazing opening into the:-

KITCHEN

Modern and contemporary with fitted units set to two sides adorned with stone-effect worksurface and composite sink with drainer and mixer tap, tiled splashback at mid point together with contemporary open shelving for convenience. Wood-effect flooring, feature panelling to one wall spanning floor-to-ceiling. Painted and exposed ceiling beams, elaborate ceiling light, radiator, high level cupboards housing electrical consumer unit. Double glazed window to front elevation. Under-counter space and plumbing for washing machine, together with further space for cooker, if required. Opening leading into:-

DINING/RECEPTION ROOM

A pleasant space with window to front elevation providing natural light and further borrowed light from kitchen and living rooms respectively. Gloss wood-effect flooring, feature panelling to two walls spanning floor-to-ceiling, exposed and painted ceiling beams, ceiling spotlights, radiator. Stairwell rising to first floor level. Part obscure glazed panel casement doors leading into:-

LIVING ROOM

A charming room with many features including recessed wood-burning stove, raised hearth with slate tiling and broad granite lintel. Exposed and painted ceiling beams, recessed window with deep sill. Two further uPVC glazed windows to front elevation, one full height and fixed, with coloured louvre shutter doors. Ceiling light, radiator, telephone point, contemporary shelving within alcove.

FIRST FLOOR

LANDING

PIR sensed light and PV system providing circulated airflow. Wall light, radiator. Panelled doors to both bedrooms, bathroom and walk-in airing cupboard providing hanging space, shelving and storage, Vaillant combination boiler providing domestic hot water and heating.

BEDROOM TWO

A bright double aspect, small double, useful as guest accommodation. Loft hatch, radiator.

BEDROOM ONE

A nicely sized double room with part sloped ceiling, uPVC double glazed window to front aspect, deep recess providing space for storage. Ceiling light, radiator.

BATHROOM/WC

A modern white three-piece suite comprising a dual flush WC, pedestal wash hand basin with mixer tap and tiled splashback, corner shower cubicle featuring glazed and sliding shower door, mains-powered shower and modern panelling. Radiator, towel rail, obscure glazed window to front elevation, ceiling light, loft hatch. Feature panelling to one wall and gloss-effect wood flooring. Dimplex wall mounted fan heater.

THE EXTERIOR

PARKING

From Cove Hill, particularly convenient parking exists, off-road, for one vehicle. Retaining walls surrounding, steps rise with courtesy handrail to the:-

FRONT

A small area with low retaining wall, ideal for keeping pot plants and laid to stone shingle for ease of maintenance. A pathway continues from the side of the property around to the rear, featuring water tap and potential for further storage.

RAISED REAR DECK

Raised and enclosed, a unique feature to the property, providing private and sheltered outside space, mainly laid to decking and enclosed via timber painted fencing, together with high retaining wall and established greenery over. Low maintenance in nature, yet offering the possibility to become a 'small retreat' ideal for pot plants, small garden furniture, and offering those discerning purchasers a space within which to entertain guests and enjoy the outdoors.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

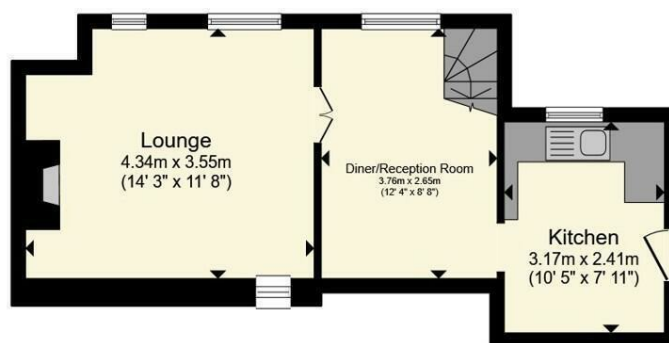
Freehold.

VIEWING

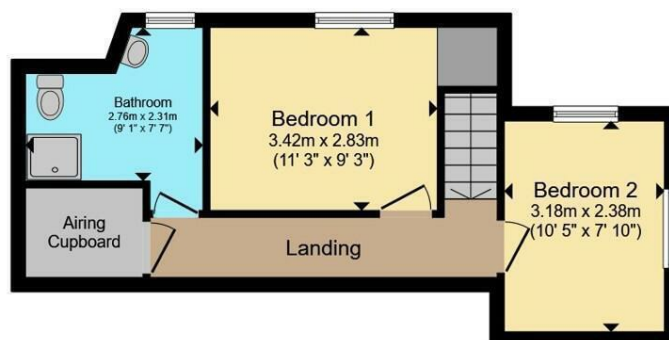
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor



First Floor

Total floor area 67.3 m² (725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com