



MAP estate agents
Putting your home on the map

Old Vicarage Close, Stithians

£385,000
Freehold





Old Vicarage Close, Stithians

£385,000
Freehold

Property Introduction

A wonderful opportunity to purchase this detached family home located within a quiet tucked-away position within the village of Stithians. Approached via a private tarmac road, which serves just a few properties within this exclusive development, this particular property is offered for sale for the first time in just over forty years. An attractive external storm porch gives access into the property with a hallway leading to the ground floor accommodation which comprises of a lounge, dining room with double doors leading to the outside, kitchen, utility room and cloakroom with access to an integral garage. The first floor comprises of three bedrooms along with a family bathroom whilst throughout, there is an electric heating system along with uPVC double glazed windows and doors. Externally, to the front is a manageable size garden laid mainly to lawn along with a paved patio and a variety of mature shrubs, while a pathway accesses the side garden and leads to the rear of the property. Overall, this is a one-off opportunity to purchase this delightful family home set within the heart of the village yet enjoying a great deal of privacy.

Location

Stithians is a popular village with a vibrant local community located within a reasonable travelling distance to the Maritime town of Falmouth and the city of Truro with its three-spired cathedral and cobbled streets, making it a popular destination for locals and visitors. The town of Helston and Redruth are also within a similar distance. Within the village, local facilities include a primary school, Public House, doctor's surgery and a village shop that caters very well for day-to-day needs along with a cricket club and a village hall. Being a rural village, there are a number of country walks nearby as well as both north and south coasts within a reasonable travelling distance with their contrasting coastlines - the north being popular for surfing and the south renowned for its excellent sailing waters.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE HALLWAY

uPVC double glazed window to the front. Night storage heater and staircase to first floor. Doors off to:-

LOUNGE 16' 4" x 11' 10" (4.97m x 3.60m) plus bay window

uPVC double glazed bay window to the front. Night storage heater. Archway leading to:-

DINING ROOM 10' 0" x 9' 9" (3.05m x 2.97m)

uPVC double glazed doors to the outside. Night storage heater. Door to:-

KITCHEN 11' 7" x 9' 10" (3.53m x 2.99m)

uPVC double glazed window to the rear. Fitted with a variety of base storage cupboards with drawers over, wall-mounted units, including a glazed display storage cupboards, range of working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Breakfast bar, panel wall-mounted heater, recess for cooker and part tiled walls. uPVC double glazed door leading to:-

REAR ENTRANCE/UTILITY 9' 2" x 4' 7" (2.79m x 1.40m) plus doorway recess

uPVC double glazed windows to the rear and side and uPVC double glazed door to the outside. Plumbing for automatic washing machine and door to garage as well as access to:-

CLOAKROOM

uPVC double glazed window to the side. Wash hand basin and close coupled WC.

GARAGE 17' 10" x 9' 0" (5.43m x 2.74m)

Single up-and-over door, single glazed window to the side and with power connected.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

uPVC double glazed window to the side. Access to loft space and airing cupboard with factory-lagged cylinder. Night storage heater. Doors off to:-

BEDROOM ONE 9' 10" x 8' 4" (2.99m x 2.54m)

uPVC double glazed window to the side enjoying a rural outlook. Built-in double wardrobe and panel wall-mounted heater.

BEDROOM TWO 11' 11" x 11' 5" (3.63m x 3.48m)

uPVC double glazed window to the front. Night storage heater and panel wall-mounted heater.

BEDROOM THREE 12' 4" x 7' 5" (3.76m x 2.26m) plus recess

uPVC double glazed window to the front. Night storage heater and built-in double wardrobe.

BATHROOM

uPVC double glazed window to the side. Hand grip bath with shower over, wash hand basin with two storage cupboards under, close coupled WC, tiled walls, extractor fan, chrome heated towel rail and wall-mounted heater.

OUTSIDE

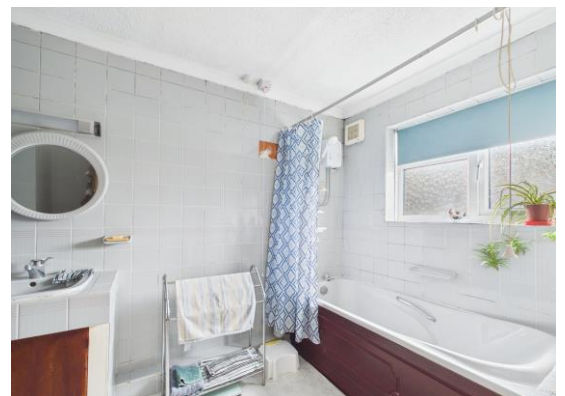
As previously mentioned, a shared tarmac driveway gives direct access to the property which is found at the end of the road. The front garden is laid mainly to lawn offering a good range of shrubs along with a paved patio and an external pillared storm porch leading to the property. A pathway via the side of the property gives access to the garden with a small lawn, further variety of shrubs and pathway leading to the rear.

SERVICES

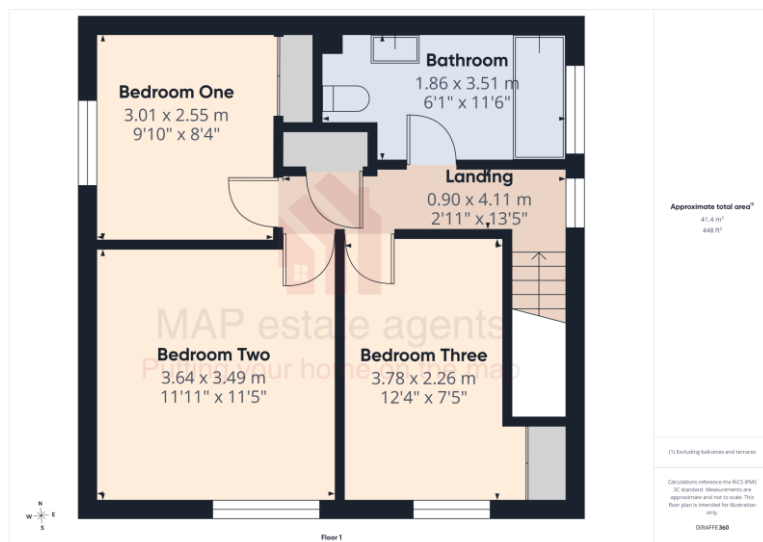
Mains drainage, mains water and mains electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached family home
- Located in a tucked-away position
- Three bedrooms
- Lounge with separate dining room
- Kitchen, plus separate utility
- Ground floor cloakroom
- uPVC double glazed windows and doors
- Electric Economy 7 heating system
- Integral garage
- Level walking distance to shops and amenities

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.