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Sales & Lettings



## Mabel's Cottage 2 Hendra Cottages

Stithians, Truro, TR3 7AH

**£279,950**



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Offered chain free, we are delighted to bring to market this classic two bedroomed Grade II Listed Cornish cottage, originally built on traditional craftsmanship dating back over 300 years and with materials that have absolutely stood the test of time. An early viewing is highly recommended, the property having been much enhanced by the current vendor. Ensuring the property continues to ooze homely charm and charisma, the cosiness of the living area is emphasised by a tremendous, standout Inglenook fireplace with a multi fuel burner. Recently fitted LVT flooring complements the warmth of the original exposed beams, the dual aspect living and dining area flows seamlessly through to the kitchen via a recessed pantry feature offering additional work surface area with space for under counter appliances. The kitchen has been recently renovated with the addition of a new integrated electric hob with integrated oven and grill below and integrated extractor hood over. Wooden flooring throughout the first floor continues the traditional theme where the large main bedroom benefits from a double built-in wardrobe. The Cornish stone fireplace style is carried over here creating an internal wall with the unexpected addition of a large wooden shelf to add further to the space available. Equally, the second double sized bedroom offers built-in storage with character added through the part pitched ceiling. Both bedrooms are complemented by a well equipped bathroom that offers both a bath and the added benefit of a separate shower cubicle. Externally, the front garden of the property is very low maintenance with large pebbles set into concrete giving a rustic look, bordered to the front by a traditional low level wall. The angular shaped rear garden with a raised lawned area is complemented by a decking area that benefits very positively from the overall south facing position. The village of Stithians is a very popular location as it lies in the middle of the triangle bounded by Redruth, Helston and Falmouth, all of which can be reached by public transport. The local primary school is very convenient in being less than a five minute walk from the cottage. Furthermore, there is a convenience store, a popular public house and a large children's play area all within similar walking distances. Further afield, Stithians Lake and its activities centre are within two miles and the city of Truro can be reached in less than half an hour by car. The surrounding area also offers many countryside walks.

Front door with six frosted glazed decorative panels opens to:

**OPEN PLAN LOUNGE/DINER**

## **LOUNGE AREA**

**13'5" x 11'11" (4.11m x 3.65m)**

Wood panelled coat hanging feature. LVT flooring and two casement glazed sash windows with secondary glazing overlooking the front aspect. Large inglenook fireplace with a multi-fuel burner and a wood lintel over. Open side alcove and an open joist ceiling. Wall mounted plug-in Elnur Gabarron oil filled electric heater.

## **DINING AREA**

**13'3" x 7'3" (4.04m x 2.23m)**

Two wood framed windows with double glazing behind deep slate sills overlooking the rear garden and aspect. Stairs with decorative rope feature to the first floor. LVT flooring. Recessed pantry area with space for undercounter separate fridge and freezer. Open access to:

## **KITCHEN**

**8'2" x 7'1" (2.50m x 2.16m)**

U shaped kitchen fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces with metro tiled splash backs. Lamona integrated electric hob with a Lamona integrated oven and grill below and an extractor hood over. Single stainless steel sink and drainer below a single glazed window with secondary glazing. Plumbed-in washing machine (included). Open access understairs storage area. Upvc door with half panelled clear double glazing leading to the rear garden.

## **FIRST FLOOR**

### **LANDING**

Loft access hatch and wooden flooring. PIV vent. High level slate shelf and two slate shelved features over the stairs.

### **BEDROOM 1**

**13'5" x 10'2" (4.09m x 3.12m)**

Two secondary double glazed sash windows with deep slate sills overlooking the front aspect. Two built-in double wardrobes with hanging space and shelved space. Window with secondary double glazing to the side aspect in a recess. Wall mounted Elnur Gabarron oil filled electric heater. High level shelf over an original internal wall feature with open access storage. Wooden flooring.

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## BEDROOM 2

7'11" x 10'7" (2.42m x 3.23m)

Double glazed window overlooking the rear garden and aspect. Built-in storage cupboard. Wall mounted Elnur Gabarron oil filled electric heater. Wooden flooring.

## FAMILY BATHROOM

8'0" x 7'0" (2.46m x 2.14m)

Centrally split swing doors, low level wc and a wash hand basin. Bath with a handheld shower mixer tap. Shower cubicle with a thermostatic shower, a tiled splash back and two tiled recesses. Frosted glazed window to the rear aspect and a frosted glazed window with secondary glazing to the side aspect. Wall mounted designer towel rail. Hexagon tiled floor and wooden wall panelling.

## OUTSIDE

Open access to a pathway leading to the front door with a frontage of large pebbles set in concrete. There is a traditional walled frontage with a low maintenance front garden. To the rear a door from the kitchen leads out to a rear pathway leading to a raised step and a rear gate. There is a lower patio area and a raised lawn behind a raised decking feature with borders of mature hedging and trees to one side and mature bushes, hedging, shrubs and trees to the other. There is a rear barked feature border with the remainder of the garden primarily laid to lawn.

## DIRECTIONS

From our office in Redruth take the main road towards Falmouth passing through the village of Lanner. At the crossroads before Ponsanoth turn right into Tubbon Hill towards Stithians and follow this road through into Foundry Road. Continue into East

Road and turn right at the crossroads into New Road. Continue along into Church Road passing the school on your left hand side, through the left hand bend and the property will be found on the left.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

Please note that under the Estate Agents Act 1979, the vendor is a 'connected person'.

## SERVICES

Mains drainage, mains water, mains electricity, electric heaters & multi fuel stove.

Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - Good outdoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



