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Putting your home on the map

Dam Bungalows

Stithians, Truro

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Stithians Dam 200 yards | Stithians water sports centre 2 miles | Stithians village centre 1.2 miles | Redruth 4 miles | Helston 9 miles | Falmouth 10 miles | Truro 10 miles | Newquay Airport 29 miles | Plymouth 65 miles | Exeter (M5) 98 miles (Distances are approximate)

A beautifully presented detached modern bungalow located on the outskirts of Stithians village and approached via country lanes and enjoying an enviable vista overlooking Stithians dam and reservoir.

Generous entrance hallway | Living space open to kitchen | Dining room | Four bedrooms, bedroom four/snug | Shower room | Generous garden with reservoir and countryside views | Parking | Double split garage and Summerhouse

£570,000

Freehold









Property Introduction

In recent years the current vendors have carried out improvements and modernisation creating a wonderful home with perhaps the most significant being a feature sliding patio door which takes in the full view of the reservoir along with adjoining farmland to the side elevation.

A gated driveway accesses into the bungalow with ample parking found directly on the concrete drive which in turn gives access to a detached double garage divided into two.

Upon entering the property you cannot help to be drawn to the picture window and patio doors looking out towards the reservoir and stepping out to an extensive paved patio being ideal for relaxing and entertaining on those long summer days. An entrance hallway accesses the accommodation which comprises of the contemporary open plan living space which incorporates the lounge with feature wood burner along with a modern fitted kitchen with the additional rooms comprising of a shower room, four bedrooms (bedroom four/snug), dining room, all of which benefit from double glazed windows and doors and an oil fired heating system with some of the rooms having the advantage of underfloor heating.

Surrounding the bungalow are generous gardens boasting a good range of shrubs and mature trees along with different sections being paved, gravelled and lawn on all four sides as well as a useful outbuilding with power connected which could be utilised as a home office.

Overall, this is a wonderful opportunity to purchase an individual detached residence in arguably one of the best locations within the Stithians area.

Location

Stithians is a popular village with a vibrant local community whilst ideally being situated for commuting to the cathedral city of Truro, the main centre in Cornwall for business and commerce. Falmouth known for its maritime history and of course Redruth which with its industrial mining past and the historic market town of Helston.

Within the village itself local facilities include a primary school, public house, doctor's surgery, village shop which caters very well for day to day needs along with a cricket club and village hall.

The location of the bungalow is perfect for enjoying many countryside walks and of course around the reservoir itself which is approximately five miles and takes in meadows and woodland and an abundance of wildlife and fauna.

The reservoir is also home to the nearby water sport club as well as the 'Farm to Fork' café to enjoy a tea or coffee.





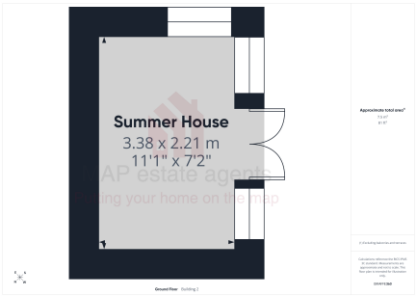


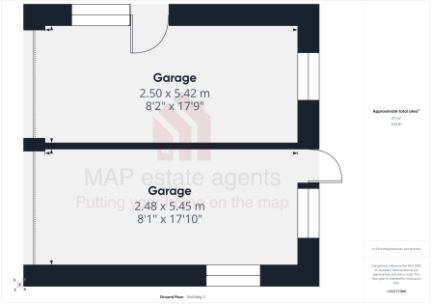
ACCOMMODATION COMPRISES
uPVC double glazed door opening to:-
HALLWAY
Radiator. Access to loft. Built-in storage cupboard. Access off to:-
LIVING AREA
LOUNGE 15' 5" x 13' 5" (4.70m x 4.09m)
Featuring sliding picture double glazed patio doors overlooking the garden as well as the impressive reservoir with its dam and countryside in the background. Wood burner with slate hearth, radiator. Open to:-
KITCHEN 13' 1" x 8' 1" (3.98m x 2.46m)
Double glazed window to front elevation with views towards the reservoir. Single sink unit with mixer tap. Wall and base storage cupboards with wood worktops over incorporating a sink and drainer and breakfast bar. Range style cooker with extractor hood over, plumbing for dishwasher, oil fired boiler and wood shelved recesses.
DINING ROOM 13' 8" x 9' 3" (4.16m x 2.82m)
Double glazed window to side elevation with views over the adjoining fields. Radiator. Underfloor heating. Stained glass door giving access back into the hallway.
BEDROOM ONE 14' 8" x 13' 7" (4.47m x 4.14m) maximum measurements
Sliding aluminium double glazed patio door enjoying views over the nearby fields. Radiator.
BEDROOM TWO 14' 6" x 9' 9" (4.42m x 2.97m)
Double glazed window, radiator. Underfloor heating.
BEDROOM THREE 9' 9" x 6' 9" (2.97m x 2.06m)
Double glazed window. Louvre door storage cupboard. Underfloor heating and radiator.

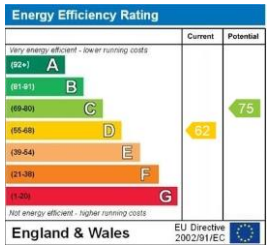


BEDROOM FOUR/SNUG 10' 8" x 9' 0" (3.25m x 2.74m) maximum measurements
Double glazed window with views over adjoining fields. Underfloor heating.
SHOWER ROOM
Double glazed window to side elevation. Wash hand basin, WC with concealed cistern and walk-in shower and chrome heated towel rail. Waterproof shower panelling to walls, and marble shelf.
OUTSIDE
The property is approached via double gates with driveway offering ample parking facilities giving direct access to the detached double garage. Just off the driveway is a useful timber shed whilst a pathway with two large fir trees takes you towards the property with lawn to the side and step down to a large sitting space with gravel and water feature making this a pleasant area in which to sit and enjoy your early morning cup of coffee. From here, a pathway leads round to the side of the property where it takes in the beautiful panoramic views towards the reservoir and dam with a paved patio and a recess, currently used for a hot tub. The front garden is again laid mainly to lawn with a good variety of mature shrubs and trees and being bordered by both timber and traditional Cornish stone walls. A pathway via the side leads to a shrubbery as well as a raised paved eating space which enjoys an outlook over the adjoining fields with a pathway and step giving access to a detached summerhouse. Located just behind the garage is a covered log store and a further paved patio.
DETACHED DOUBLE GARAGE 17' 9" x 8' 2" (5.41m x 2.49m)
Divided into two sections with power connected. Door to side and windows to side and rear.
PLUS 17' 10" x 8' 1" (5.43m x 2.46m)
Door to rear and windows to side and rear.
DETACHED SUMMERHOUSE 11' 1" x 7' 2" (3.38m x 2.18m)
Insulated and with power connected, ideally utilised as a work from home space or hobby craft room.
SERVICES
Private drainage, mains water and mains electric.
AGENT'S NOTE
The Council Tax band for the property is band 'C'.
DIRECTIONS
Upon entering Stithians village proceed along Church Road taking you past the public house on your right, follow the road around to the left past the church which leads into Hendra Road. Continue for approximately half a mile taking a sharp turning on the left hand side into a country lane. Continue along here for a further half a mile heading towards the dam and eventually the property will be found on the right hand side, just before the car park. If using What3words:- descended.unhelpful.trouble









MAP's Top reasons to view this home

- A modern detached bungalow
- Panoramic views overlooking Stithians dam and countryside
- Four bedrooms, bedroom four/snug
- Open plan contemporary living space
- Lounge with feature double glazed patio doors and wood burner
- Shower room
- Located on outskirts of Stithians village
- Double glazed windows and oil fired central heating system
- Detached double garage plus driveway parking
- Generous gardens to four sides

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01736 322400 (Penzance & surrounds)
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