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Higher Terrace, Ponsanooth, Truro

£280,000
Freehold

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Property Introduction

An attractive end-of-terrace stone built cottage, combining traditional character with modern comfort. The ground floor open plan living space and modern kitchen creates a versatile space ideal for contemporary living. To the first floor are two well-proportioned bedrooms and a stylish shower room, with the bedrooms benefiting from high ceilings and vaulted sections, enhancing the feeling of space and character. Double glazing is installed including some sash-style windows which complement the property's period appeal.

The property benefits from side access, providing convenient access to the rear garden which has a private courtyard where there is an external utility room and cloakroom and from here steps lead up to an enclosed garden to the rear. Situated opposite the property across the quiet road, is the parking area with a further enclosed garden space behind.

Location

Ponsanooth is a popular and desirable village located approximately five miles from the historic mining town of Redruth and five miles from the Maritime town of Falmouth. The village is steeped in history having been known for its former gunpowder mills - many of which supplied the local mines of Cornwall. Today, it is a popular community with both locals and visitors enjoying the Kennall Vale woodland, while locally can be found a village shop which also serves takeaways and caters very well for day-to-day needs as well as a village school and a Public House (The Stag Hunt).

Ponsanooth is ideally located for accessing both north and south coasts with their contrasting coastlines - the north famed for its majestic clifftop walks and surfing beaches, while the south is ideal for sailing and water sports, such as kayaking and paddleboarding. The cathedral city of Truro lies approximately seven miles distant and offers a good range of commercial outlets and being popular for both locals and visitors to explore the cobbled streets of this Georgian city.

ACCOMMODATION COMPRISES

Entrance door opening to:-

OPEN PLAN LIVING SPACE/KITCHEN 17' 6" x 15' 4" (5.33m x 4.67m) maximum overall measurements

A beautifully presented open-plan living space combining the charm of the original stone cottage and its character features with a stylish,

modern design. The kitchen is fitted with an extensive range of Shaker style units, complemented by a quartz effect work surface and a central island incorporating a 'Belfast' style sink and mixer tap. There is space for a range cooker with attractive metro tiled splashbacks and space for a fridge/freezer. A double glazed window in the kitchen area provides additional natural light and a pleasant outlook. The living space features exposed granite and stonework surrounding a traditional fireplace, housing a charming gas burning stove that creates a focal point. Large format tiled flooring flows through whilst exposed ceiling beams and modern pendant lighting add further character. Useful recessed display shelving, radiator heating and a double glazed window complete this impressive and versatile living space. Double glazed doors open to the rear courtyard/garden and enhance the room's bright and open feel. The staircase to the first floor is carpeted in soft grey with a glass balustrade and oak handrails.

FIRST FLOOR LANDING

This landing area features impressive high ceilings that create a sense of spaciousness and architectural drama. The clean white walls enhance the natural light, while the exposed wooden beams introduce warmth and rustic character, beautifully contrasting with the contemporary finish.

BEDROOM ONE 11' 11" x 9' 4" (3.63m x 2.84m) plus recess

This charming double bedroom combines rustic character with modern comfort. Featuring exposed wooden beams and wide plank flooring. A large double glazed sash window to the front fills the room with natural light and offers pleasant views. There is a built-in cupboard and a radiator, complementing the neutral décor.

BEDROOM TWO 9' 2" x 7' 9" (2.79m x 2.36m)

A bright single bedroom with exposed beams and wooden flooring, featuring a double glazed sash window that fills the space with natural light. Clean lines and neutral tones create a warm and airy feel.

SHOWER ROOM

This stylish shower room showcases a modern, space efficient design finished in elegant neutral tones. The walls and floor are clad in large, light beige tiles with a subtle marbled texture. A curved glass shower enclosure with polished chrome fittings forms the centrepiece, featuring a sleek linear drain and a handheld shower with a minimalist black control panel, white ceramic basin with matte black tap complements the chrome towel radiator behind and there is a close coupled WC. A wide window floods the space with natural light.

OUTSIDE UTILITY AND SEPARATE WC 5' 5" x 4' 7" (1.65m x 1.40m) plus WC space

To the rear a well-presented utility room offers a practical and modern space for household tasks with a range of cupboards, plumbing for washing machine and the wall-mounted gas boiler, having a clean, contemporary finish and tiled flooring. There a separate WC with a wall-mounted sink, providing an added convenience for outdoor or garden use. The exterior blends stone and rendered walls beneath a slate roof.

REAR COURTYARD GARDEN

The rear courtyard provides a delightful and versatile outdoor space, arranged across multiple levels. A small raised deck sits on the upper level perfect enjoying the afternoon sun whilst the lower patio offers an ideal for outdoor dining or relaxation. Steps connect the two levels, framed by timber fencing that enhances privacy. The courtyard also benefits from side access leading to the front of the property, ensuring practicality for everyday use. To the rear of the garden there is a private parking space.

OUTSIDE FRONT AND PARKING

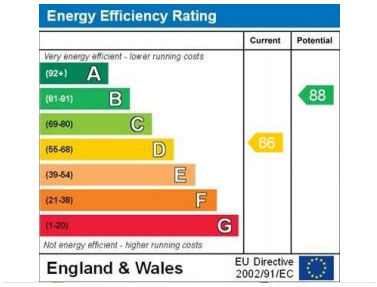
At the front of the property, parking is located opposite across the quiet road. Beyond this there is a further enclosed garden, bordered by timber fencing with a raised deck with a stone retaining wall creating an inviting space for outdoor seating or entertaining. Steps lead down from the deck to a lawn.

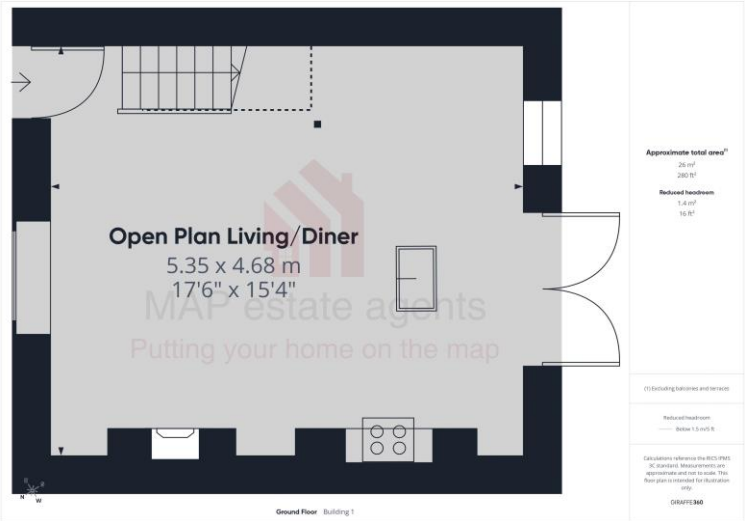
SERVICES

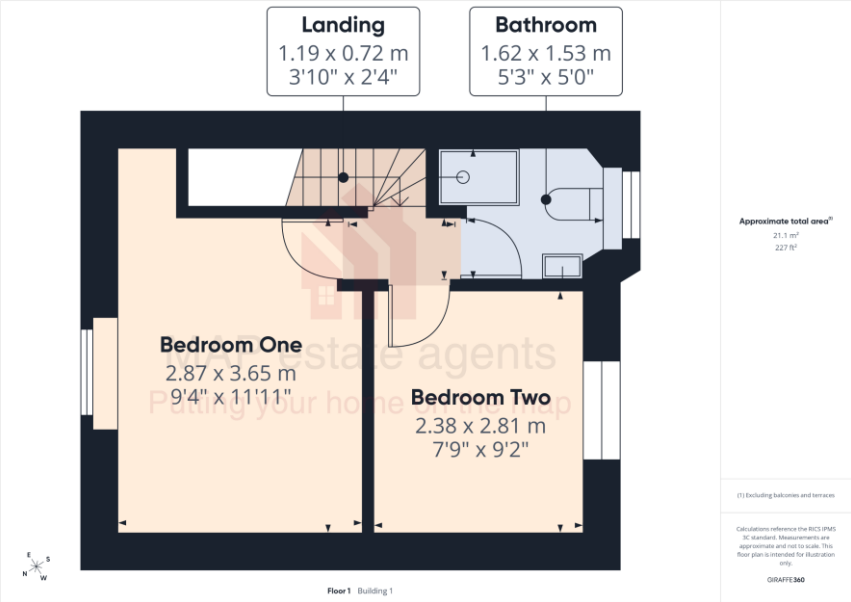
Mains gas, mains drainage, mains electricity.

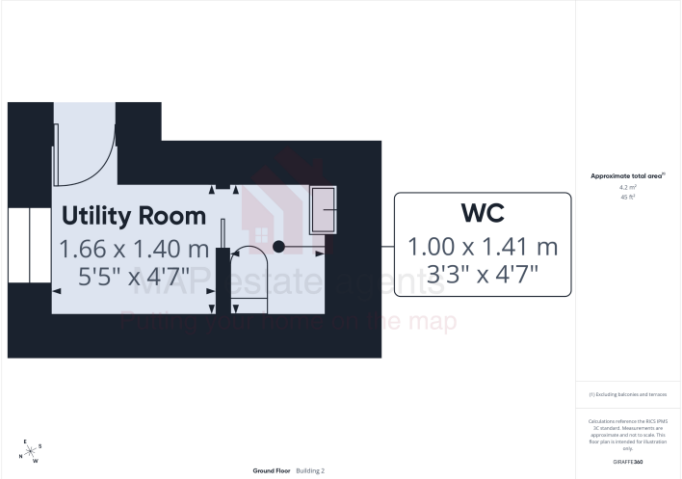
AGENT'S NOTE

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









MAP's top reasons to view this home

- End of terrace cottage
- Two well-proportioned bedrooms
- Open plan living space
- Useful utility room and cloakroom
- Gas central heating and double glazing
- Front and rear gardens
- Ample off-road parking for several vehicles
- Meticulously renovated to an exceptional standard
- Sought-after village setting
- No onward chain

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