



66 Fore Street, Constantine, Falmouth, TR11 5AB

£225,000

In same family's ownership and to be sold in the open market for the first time in over 60 years, a charming, highly deceptive, mews-style cottage situated in the 'heart' of this ever-popular and extremely well served North Helford Area village, close to the beautiful Helford River and between the south Cornish town of Helston and port of Falmouth. Providing surprisingly well proportioned 3 bedroom accommodation which also benefits from a larger than expected, level, well enclosed rear garden. For sale with the additional benefit of vacant possession with no onward chain.

Key Features

- Deceptive mews-style cottage
- Large living room with log-burner
- Excellent amenities 'on the doorstep'
- Immediate vacant possession with no onward chain
- Central village location
- Kitchen and dining room opening onto rear garden
- Large, level, well enclosed rear garden
- EPC rating F



THE PROPERTY

66 Fore Street is actually situated off Constantine's main street, along a little used mews-style lane, at one end of which is the village's picturesque church and churchyard, with excellent amenities including a public house, village stores, regular bus service and highly regarded primary school, at the other.

A double glazed entrance porch opens into a broad living room with beamed ceiling, glass-fronted log-burner and glazed door to the kitchen/diner which, in turn, opens onto the rear gardens. Upstairs, there are three bedrooms and a well appointed shower room with contemporary white suite. To the rear, the gardens are much larger than expected and being level, well enclosed and enjoying a high degree of sunshine, are ideal for those with children, grandchildren, pets and green fingers.

For sale with the additional benefit of no onward chain.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC double glazed front door and windows, quarry tiled flooring. Traditional, part stained glass casement door with glazed side screens opening into the:-

LIVING ROOM

Double glazed window with slate sill to the front elevation, beamed ceiling, glass-fronted log-burner on slate hearth. Wall light points, cupboard housing electrical consumer unit and meter. Staircase with timber balustrade leading to the first floor and with large storage cupboard under.

Hardwood glazed door opening into the:-

KITCHEN/DINER

Again, beamed ceiling throughout. uPVC double glazed window with slate sill to the rear elevation. Wall light points, space for dining table, fitted kitchen units with tiled splashback and inset four-ring ceramic hob with illuminated stainless steel extractor canopy over and oven/grill below. Wall cupboards with book and plate shelving. Broad opening to the rear kitchen area with further double glazed window and door overlooking and opening onto the rear gardens. Fitted worksurface with space below and plumbing for washing machine and tumble dryer. Stainless steel sink unit with mixer tap, further cupboards under, wine rack, wall shelving, inset downlighters.

FIRST FLOOR

LANDING

Access to over-head loft storage area, beamed ceiling, oak doors to the bedrooms and shower room.

BEDROOM ONE

Part canopied ceiling, uPVC double glazed bay window to the front elevation.

BEDROOM TWO

An L-shaped room, again with part canopied ceiling and uPVC double glazed window with deep slate sill to the front elevation.

BEDROOM THREE/STUDY

uPVC double glazed window with deep slate sill to the rear elevation overlooking the gardens, part canopied ceiling.

SHOWER ROOM/WC

Attractively appointed with a contemporary white suite comprising a wash hand basin with mixer tap, tiled splashback and cupboard under. Low flush WC, shower cubicle with Triton instant shower and sliding glazed screen. Inset downlighter, tall towel rail/radiator, part tiled walls, uPVC double glazed window with slate sill to the rear elevation.

THE EXTERIOR

REAR GARDEN

Number 66 benefits from a larger garden than expected, with gravelled terracing, storage areas, level lawns and a sheltered barbecue/sitting area - the whole being well enclosed by walls, hedging and fencing which provide a high degree of security and shelter.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

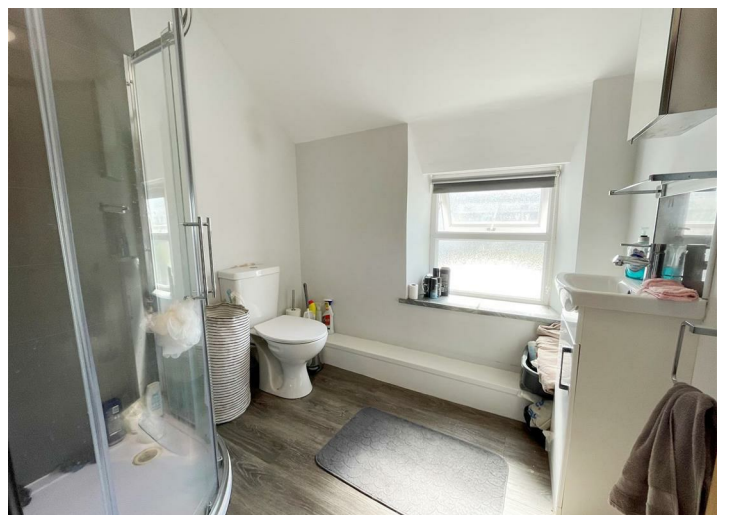
Freehold.

VIEWING

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

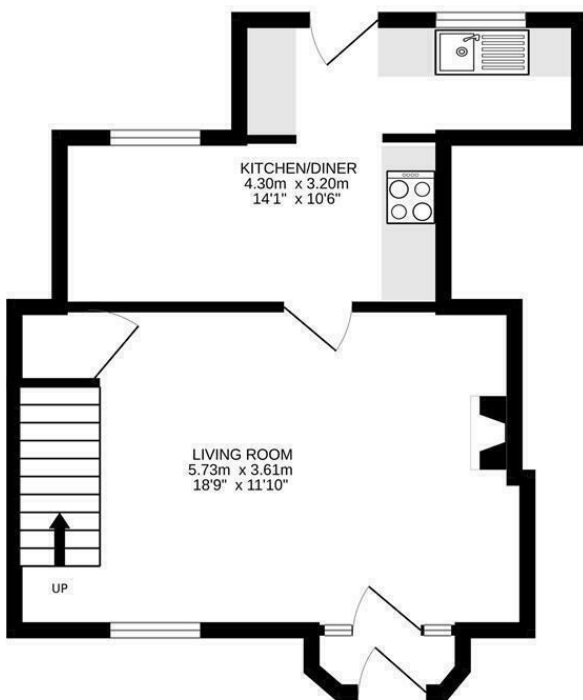
DIRECTIONAL NOTE

Proceed into the village of Constantine from the direction of Falmouth. Continue up Fore Street passing Rowes Stores on the left-hand side and the Tolmen Centre on the right. Immediately after the Queens Arms there is a left-hand turning, and Number 66 is found after a short distance along this lane on the left-hand side. Parking is best found in the area between the pub and the Spar convenience store.

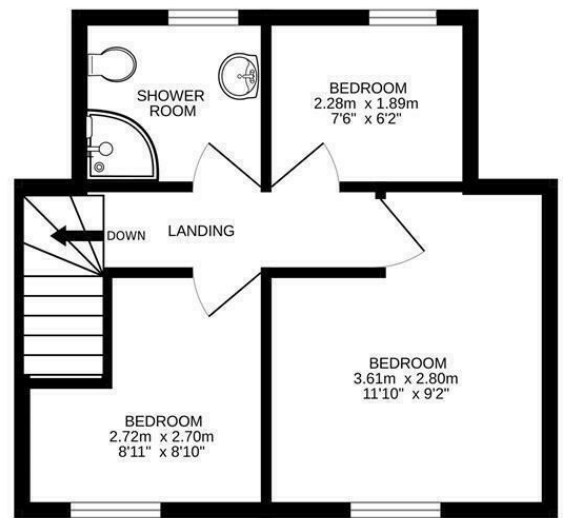


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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