



## Stithians

A detached granite cottage  
Elevated location facing south  
Being sold with 'no onward chain'  
In need of some cosmetic refreshment  
Oil fired central heating, UPVC double glazing  
Four bedrooms, two bathrooms  
Sitting room with fireplace and woodburner  
Separate dining room, kitchen/breakfast room  
Raised lawned front garden, rear courtyard  
Long driveway with tandem parking, electric car charging point

**Guide £450,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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REF: SK7281



We are delighted to bring to market for the first time in many years, this detached double fronted, four bedroomed granite cottage which sits in an elevated and enviable location facing due south and commanding good views across the valley to the countryside beyond.

The cottage has been a successful long term rental investment for our clients who are now returning the property to the private sector and selling the cottage as a chain free transaction facilitating a swift sale for a motivated buyer.

The cottage has plenty of features to offer perspective new owners including oil fired central heating by radiators, box sash style UPVC double glazed windows and porch to the front, a focal point granite inglenook fireplace, with a french enamelled Godin wood burning stove on a slate hearth, two modern bathrooms and a combination of quality flooring.

The property has plenty of further potential giving someone the chance to personalise the inside and create a home which matches their own taste and requirements.

The accommodation includes an entrance porch, reception hall, sitting room, separate dining room, a large kitchen/breakfast room with hand built pine units, a side utility porch and a shower room/wc combined. A staircase from the reception hall leads to a split level landing where you will find a principal bedroom with full en-suite bathroom, and three further bedrooms which all face a southerly direction taking in country views.

Outside the property there are raised lawned gardens to the front, a long driveway with tandem parking facilities and a courtyard/turning area to the rear of the cottage.

This popular village of Stithians is home to the famous Stithians Agricultural Show which is one of the largest of its kind in the country. The village is well served with a wide range of local amenities including a village store, The Seven Stars public house, doctors surgery, highly regarded village school, rugby, football and cricket clubs, a cat and dog boarding kennels and the Millennium Woods which is there for the enjoyment of everyone in the village.

**As our clients sole agent's we thoroughly recommend an immediate viewing to secure this property.**

**Why not call and arrange a personal viewing today!**

#### **THE ACCOMMODATION COMPRISES**

UPVC double glazed front door leading to:

#### **ENTRANCE PORCH 2.29m (7'6") x 1.60m (5'3")**

Having a triple aspect with UPVC double glazed windows overlooking the front gardens to the countryside, painted and leaded light front door to:

#### **ENTRANCE HALL**

With wood finished flooring, radiator, cove cornicing, exposed stonework, painted beams and staircase to the first floor.

#### **SITTING ROOM 3.73m (12'3") x 3.07m (10'1")**

A bright south facing reception room which has a focal point granite inglenook fireplace, enamelled Godin wood burning stove set on a grey slate hearth, built in book and display shelving and storage cupboards to one side, hard wearing wood finished flooring, deep recessed box sash style UPVC style double glazed window and window seat facing south and looking across the garden to the countryside, double radiator, tv aerial point, four panelled internal door and central ceiling light.



**PANELLED INTERNAL DOOR FROM ENTRANCE RECEPTION ROOM**

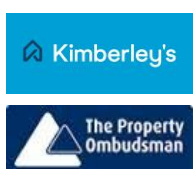
**DINING ROOM 3.96m (13'0") x 3.76m (12'4") A maximum measurement of an irregular shape**

Having deep recessed boxed sash style double glazed window again overlooking the front garden with southerly views to the countryside, double radiator, wood finished flooring, deep under stairs storage cupboards, central ceiling lights. Two steps up to:



**PAINTED AND GLAZED DOOR LEADING TO:**

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





**KITCHEN/BREAKFAST ROOM 6.88m (22'7") x 2.97m (9'9")**

A bright dual aspect with deep recessed frosted double glazed window to the right hand side with two double glazed windows on the return side overlooking the rear courtyard, slate tiled flooring, double radiator, a range of hand pine wall and base units with work surfaces and ceramic tiling over, deep china Belfast sink with brass effect hot and cold taps, polished granite drainer alongside, deep cupboard housing the oil fired central heating boiler, wall mounted fuse box and heater box, space for electric cooker, painted and glazed door to:

**OUTSIDE LOBBY/UTILITY 1.98m (6'6") x 1.35m (4'5")**

Ceramic tiled flooring, plumbing for washing machine, UPVC double glazed door to the rear of the property, second door to:

**FAMILY SHOWERROOM 2.03m (6'8") x 1.60m (5'3")**

With white suite comprising walk-in shower area, Triton thermostatically controlled electric shower and glass surround, extractor fan, low flush wc, pedestal hand wash basin with chrome hot and cold taps, radiator, recessed frosted double glazed window, mirrored bathroom cabinet, ceramic tiled flooring.

**STAIRCASE FROM HALL TO FIRST FLOOR LANDING****PRINCIPAL BEDROOM 4.17m (13'8") x 3.78m (12'5")**

A bright dual aspect bedroom with double glazed windows and window seat to the right, matching window to the return side, double radiator, part canopied ceiling, fitted carpet, walk-in wardrobe cupboard (4'x3'), second door to:



**EN-SUITE BATHROOM 3.43m (11'3") x 1.73m (5'8")**

A white suit comprising a panelled bath with hot and cold taps, part tiled surround, pedestal hand wash basin with chrome hot and cold taps, low flush wc, fitted mirror, radiator, vinyl flooring, two recessed UPVC double glazed windows.

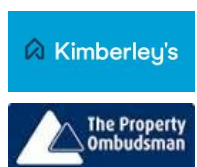


**BEDROOM TWO 3.30m (10'10") x 2.77m (9'1") Measured to wardrobe front**

A box sash style UPVC double glazed window overlooking the front with views to the countryside, wood finished flooring, built-in pine wardrobe cupboard with hanging space and shelving, radiator, pine internal door.



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**BEDROOM THREE 3.96m (13'0") x 2.90m (9'6") Plus door recess**

Another bright double bedroom which faces south and enjoys pleasant views, UPVC double glazed windows, a range of pine wardrobe cupboards with hanging space and shelving, radiator, panelled internal door.



**BEDROOM FOUR 2.74m (9'0") x 1.78m (5'10") Plus 5x4'8"**

An L-shaped bedroom with a canopy ceiling, recessed box sash style double glazed windows enjoying southerly country views, fitted carpet, pine internal door.



**OUTSIDE**

To the front of the house there are raised lawns surrounded by well stocked flowerbeds with plants and shrubs, concrete patio area and pathway, this enjoys fine views across the valley.





### **DRIVEWAY**

Alongside the property there is a long ascending driveway with tandem parking facilities which leads to the rear of the cottage where you will find turning and courtyard area.



**COUNCIL TAX** BAND D

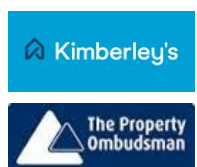
### **SERVICES**

Mains drainage, water, oil fired heating and electricity.

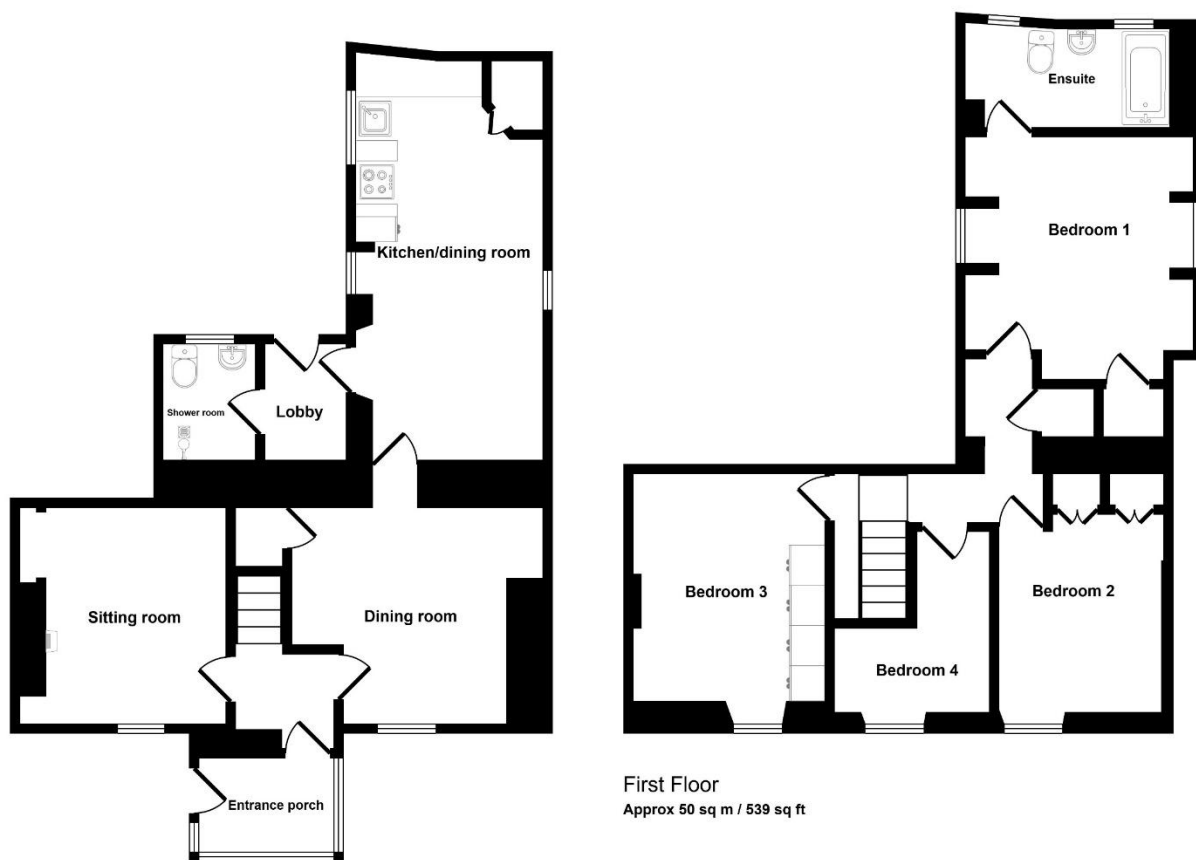
### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Approx Gross Internal Area  
103 sq m / 1106 sq ft



Ground Floor  
Approx 53 sq m / 567 sq ft

First Floor  
Approx 50 sq m / 539 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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