Truthwall, St Just TR19

£220,000

ANDREW EXELBY
ESTATE AGENTS

Truthwall, St Just TR19

A most unique property in a fantastic location close to Botallack village and a short stroll from the South West Coast Path, this spacious and well presented home is available with no onward chain. With two double bedrooms (one ensuite), electric central heating and an off street parking space, the property represents an opportunity to acquire a practical, yet quirky home in a wonderful location.

DESCRIPTION

A most unique cottage within a short walk of Botallack and the coast path, but surrounded by some beautiful countryside in all directions. The property is very well maintained, offers good size accommodation and is available with no onward chain.

Entering on the first floor, there is a spacious kitchen/diner with pleasant views and some sea glimpses. The living room is dual aspect with a granite feature fireplace that houses an electric fire and a larger picture window. Also on the first floor is a good size double bedroom as well as a shower room and some built-in storage cupboards.

Downstairs from the living room you find an understairs storage/lobby area, before entering another large double bedroom with it's own ensuite shower room. The property overall is presented in very good order and benefits from a parking space outside the property.

Please Note: The garage below the kitchen/ diner is owned by a neighbouring property.

LOCATION

St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just"s prosperous heritage.

Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well respected art galleries

KITCHEN/DINER

3.82m x 3.8m (12'6" x 12'5")

Dual aspect room with range of base and wall units with laminate worksurfaces and some built-in appliances, namely an integrated dishwasher, built-in oven and microwave/grill and ceramic hob with extractor over. Timber, double glazed windows. Tiled floor. Radiator.

LIVING ROOM

5.92m x 3.85m (19'5" x 12'7")

Dual aspect room with timber double glazed windows and sea glimpses. Granite feature fireplace housing electric fire. Carpet. Radiator.

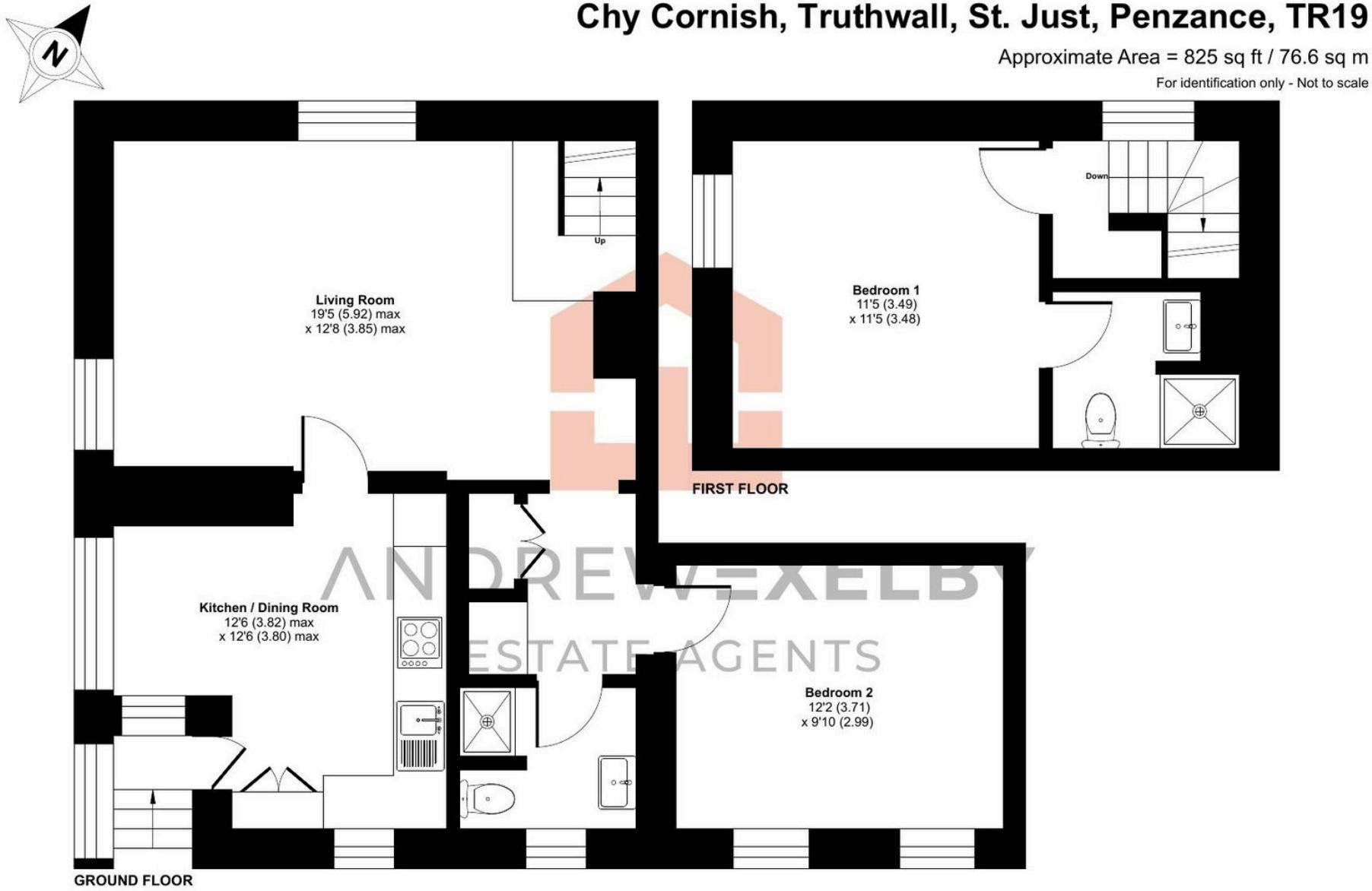
HALLWAY

Two built-in storage cupboards, one housing the electric boiler. Carpet.

Chy Cornish, Truthwall, St. Just, Penzance, TR19

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



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