



Albaston, Gunnislake. PL18

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ESTATE AGENTS

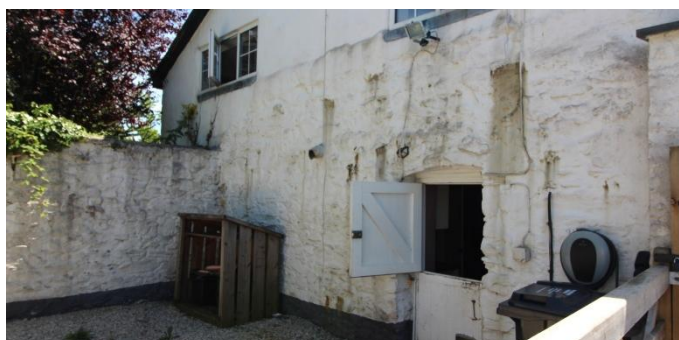
Price £240,000

A charming 4-bed characterful cottage retaining many original features. The property offers spacious family accommodation with all rooms of a good size. The generous lounge retains an open natural stone fire place. Fitted kitchen with open aspect to the dining room. Gated access to the side garden.

- Situated Popular Village Location
- 4 Bedrooms and Generous living Space
- Central Heating and uPVC DG
- Retains Many Original Features
- Garden & Parking Area
- Offered With No Chain



There is level access through the front door into the spacious hallway with an open plan staircase raising to the first-floor landing with a balustrade feature. We are led to believe the cottage was formerly two cottages so on the right-hand side there is access through to the main spacious sitting room which runs the depth of the property. The main focal point being the natural stone faced feature fireplace and enjoys a twin aspect outlook. At the rear of the hallway is a cloakroom with period style sanitary white goods. To the left-hand side there is access through to the spacious kitchen/dining room. This room retains some original features. The kitchen is well equipped with a number of fitted base and wall units with a Belfast sink in situ, with contrasting wooden work tops giving ample workspace. There is further space for all white goods and cooking range. From here there is access through a small utility area which has space and plumbing for the laundry appliances and a stable door give access to the outside space. The spacious dining area offers plenty of room for formal and family dining and this is where the boiler can be found. From the first floor landing doors lead off to the 4 generous double bedrooms with some to the front and rear aspect. Some retain the original ornamental fireplaces. There is a modern shower room with Walk in shower. The ground floor has laminated wood flooring and the first floor is fitted with carpet. The property would benefit from some updating and loving care.



OUTSIDE

Situated at the side of the property is a level garden area which also offers parking for 1-2 Cars with additional on road parking available. The garden is mainly stoned for ease of maintenance with a central tiled patio area and enclosed with stone walling with gated access. This offers a nice space to entertaining.

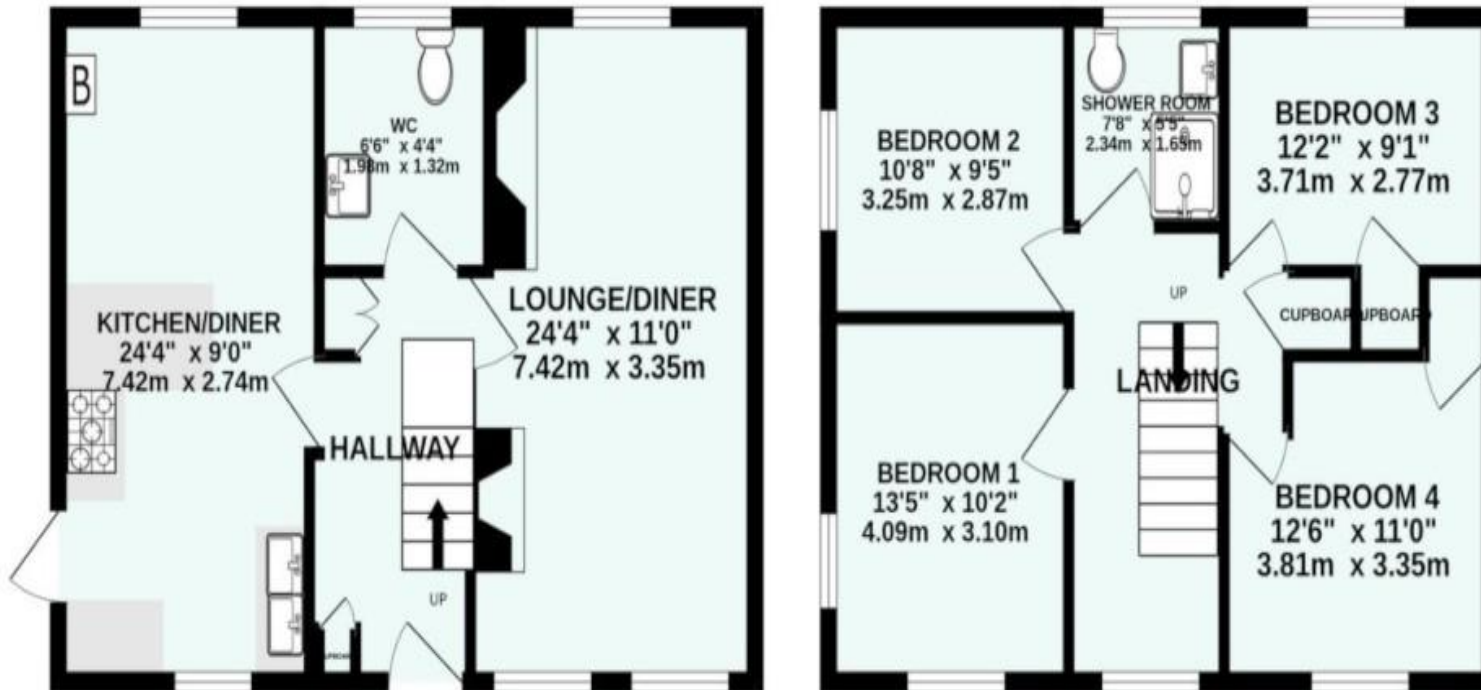
Services:- All Mains Services Are Connected.

Council Tax Banding:- We have been advised that this is Band D

'Please note – all services/appliances have not and will not be tested'



GROUND FLOOR 832 sq.ft. (77.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

