



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## Vale View, South Road

Stithians Truro, TR3 7AD

**£285,000**



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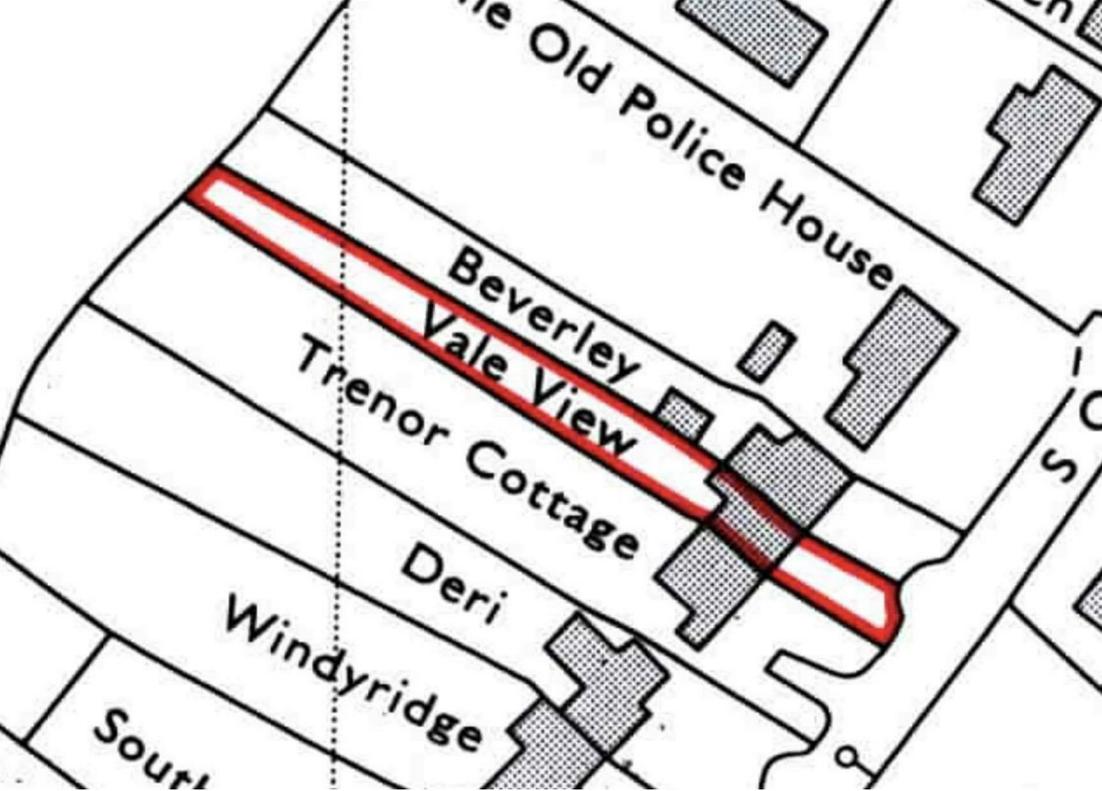
# Vale View South Road

Stithians, Truro, TR3 7AD

Positioned directly opposite the Woodland Trust's 'Half Moon Wood', this beautifully presented two double bedroom character cottage enjoys a beautiful setting on the edge of the highly sought-after village of Stithians. Occupying an exceptional plot extending to approximately 70 metres from front to rear, the property combines charm, style and practicality with generous driveway parking for two to three vehicles and wonderfully deep and established rear gardens.

- Exceptional 70m deep plot with landscaped gardens
- Positioned opposite the Woodland Trust's Half Moon Wood
- Charming two double bedroom character cottage
- Hand-built kitchen with oak worktops and island
- Cosy sitting room with woodburning stove
- Contemporary refitted shower room with underfloor heating
- Major upgrades including new roof in 2024 and windows in 2023
- Driveway parking for 2-3 vehicles
- Easy access to Falmouth, Truro and Redruth





Purchased in 2018, the current owners have carried out an extensive programme of improvements, resulting in a home finished to an exceptional standard throughout. These include a new roof (2024), replacement windows (2023), a refitted contemporary shower room with underfloor heating, re-laid driveway, stylish electric heating system, installation of a woodburning stove, and a beautifully upgraded kitchen featuring oak work surfaces, along with the addition of oak internal doors and further decorative enhancements.

A handy entrance porch leads to a cosy sitting room which is full of character, centred around a woodburning stove, leading to large kitchen/dining room with hand-built timber units, thoughtfully designed for both everyday living and entertaining. It boasts oak worktops, a central island with wine rack, an impressive Cannon range-style cooker with six-ring gas hob and electric oven, a double Belfast sink and space for freestanding appliances. While two generous double bedrooms are complemented by the stylishly appointed shower room at first floor level.

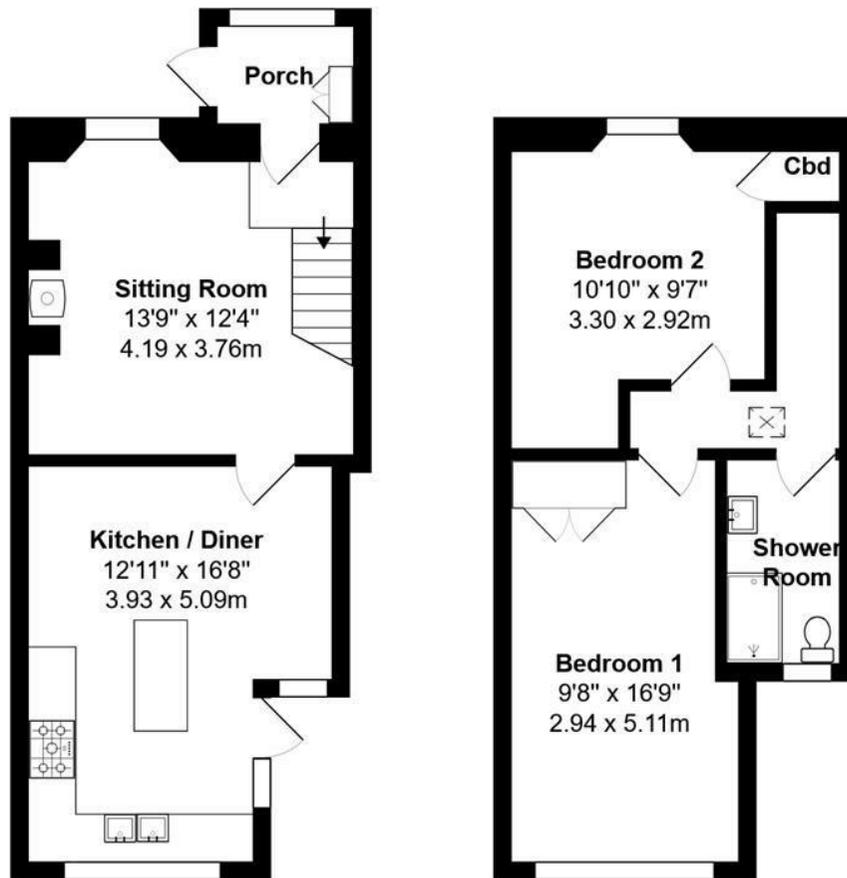
The exterior of the cottage is equally appealing, enjoying a deep rear garden, arranged across three sections, beginning with a sunny patio area (complete with power), leading to a gently ascending lawn and on to a productive vegetable plot. A greenhouse, timber shed further enhance the appeal, making it perfect for keen gardeners, pet owners or those seeking a self-sufficient lifestyle.

The setting offers immediate access to scenic countryside walks, with a woodland path just across the road, while still remaining conveniently connected. Falmouth lies approximately five miles away, offering an excellent range of shops, restaurants, beaches and leisure facilities, with Truro and Redruth all within an easy 20-minute drive. Locally, Stithians provides a strong community feel with amenities including a village shop, primary school, doctors surgery and traditional public house.

#### ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage. Council Tax - Band B. EPC Rating 50 (E). Possession - Vacant possession with completion to coincide with the vendor's onward purchase.. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



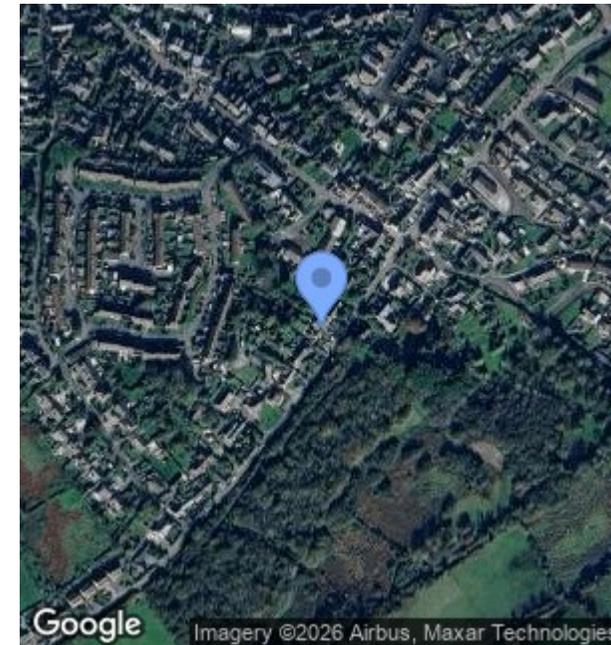


**Ground Floor**  
Approx Area: 35.7 m<sup>2</sup> ... 384 ft<sup>2</sup>

**First Floor**  
Approx Area: 34.8 m<sup>2</sup> ... 375 ft<sup>2</sup>

Vale View, South Road, Stithians, TR3 7AD  
Total Approx Area: 70.5 m<sup>2</sup> ... 759 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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