



Lanjouick Tubbin Hill, Stithians

Guide Price £395,000



Heather & Lay
The local property experts

THE LOCATION

Lanjouick lies in an outstanding and unspoilt situation surrounded by countryside yet just one mile from Stithians village. Stithians is a popular village, set in the Cornish countryside. The village has an excellent sense of community with inhabitants of all ages and facilities to cater for most every day needs. Stithians has a regarded primary school, two Churches, pub and a Spar shop with Post Office as well as a Doctor's surgery and petrol station. There is a café, fish and chip shop and a hairdresser, together with village hall with preschool and a library. Clubs and societies abound including rugby, cricket and football, whilst the glorious surroundings at nearby Stithians lake offer water sports and fly fishing. Stithians is central and convenient allowing ease of access to local towns such as Falmouth, Helston, Camborne and Redruth, together with Truro Cathedral City. Lanjouick is idyllically set well away from main roads, up a lovely old lane (this is a very narrow lane and may need to be widened), with glorious rural views, countryside all around and cattle and wildlife as its neighbours.

- Delightful period cottage
- In need of an uplift
- Unspoilt rural setting
- 3 bedrooms plus vaulted ceiling studio/bedroom four
- Two reception rooms
- Family kitchen/breakfast/living room
- Two bathroom/WCs, plus cloakroom
- Beautiful established gardens surrounded by fields
- Stithians 1 mile, Falmouth 5 miles
- Please watch our property video tour





THE PROPERTY

This delightful detached country cottage with its lovely garden is an uplifting place to be. Rarely do we view and sell homes in such unspoilt settings where peacefulness and nature is so predominate. Lanjouick lies within a wonderfully established garden approximately 0.4 acres in size, surrounded by fields and rolling countryside but with shelter from old Cornish hedges and fine trees and shrubs. Access is tight and we would expect the new owners to widen the driveway (do please watch our video tour to understand more). Nicely proportioned, with a wealth of character and charm. Upstairs are three bedrooms and two bathrooms plus a versatile room with separate stairs up to a vaulted ceiling studio / fourth bedroom. Downstairs is a 19'0" x 11'2" sitting room and a separate dining room and a family kitchen / living room likely to become the social hub of the home with its relaxed feel and access into the garden. All is practical too, with a utility and cloakroom downstairs, a double garage and parking space. Lanjouick is an absolute gem in a glorious rural spot yet so close to amenities and convenient to local towns.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Wooden and glazed door into...

ENTRANCE PORCH

Base wall with windows above and an exposed pitched roof. Solid slate floor. Exposed granite lintel over a panelled and glazed front door into...

DINING ROOM

Recessed double glazed window to front. Fireplace with granite supports and lintel (non-functional). Deep, shelved recess to side, beamed ceiling, electric night store heater, power points and doorway to rear entrance (lobby, utility and cloakroom/WC). Door to kitchen/living breakfast room and to...

SITTING ROOM

Recessed windows to back and front with lovely garden and countryside view. Cast iron and wooden surround open fireplace with pictorial tile slips and slate tile hearth. Recess to side, TV and power points, electric night store heater. Under stair cupboard. Stairs rising to first floor.





KITCHEN/LIVING AND BREAKFAST ROOM

A lovely space with defined areas to cook, eat and sit - indeed a sociable room likely to become the hub of the house. The kitchen area is comprehensively fitted with stylish cream shaker style base and eye level units with solid oak worktop and inset FRANKE porcelain sink and mixer tap. Built in stainless steel double oven and grill. Electric hob with extractor and integrated fridge and dish washer. Painted, beamed spotlit ceiling. Painted panelling, render and tiling to walls. Recessed window with shelf to side garden. Electric night storage heater. A wide serving hatch and access through to the living/breakfast space - light and bright with uPVC double glazed windows to three aspects. Continuation of ceramic tile floor. Electric night storage heater. Power points, door into garden. From the kitchen, steps lead up to the studio/bedroom four as described later.

REAR LOBBY WITH UTILITY AND CLOAKROOM

An area in three parts with cloakroom/WC, rear entrance and....

UTILITY ROOM IN TWO AREAS

Useful spaces of irregular shape. Double glazed windows to rear. Fitted base cupboards. Space for tumble dryer. Space for washing machine, fridge freezer etc. Coat hooks, UPVC double glazed door to rear.

CLOAKROOM/WC

Low flush WC and wash hand basin in white. Recessed UPVC double glazed window

STUDIO/BEDROOM FOUR

(ACCESSED VIA STAIRS FROM THE KITCHEN) Apex beamed ceiling. Twin Velux roof lights and large window to side garden. Access to eave space.

FIRST FLOOR

Turning staircase to.....

LANDING

Power points, entrance to loft space and access to three bedrooms, bathroom / WC and shower room WC.





BEDROOM ONE

A glorious, bright room with windows to three sides, overlooking the garden and fields. Electric night storage heater. UPVC double glazed door onto balcony - 17' long and overlooking fields to the rear.

BEDROOM TWO

Recessed window to front garden and field beyond. Extensive built-in wardrobe/cupboard space incorporating an airing cupboard with hot water tank and immersion.

BEDROOM THREE

Recessed window to front overlooking the garden and countryside.

BATHROOM

Three piece suite in blue comprising hand wash basin, WC and panelled bath. Double glazed dormer window to rear. Partial ceramic wall tiling.

SHOWER ROOM/WC

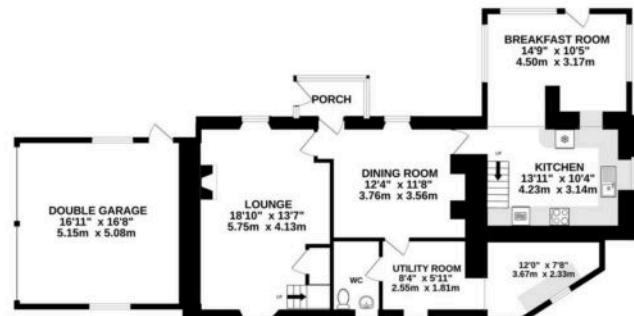
Four piece suite comprising bidet, WC, hand wash basin and walk in tiled shower cubicle. Double glazed dormer window to rear. Partial ceramic wall tiling. Shaver point, electric wall mounted heater.

AGENT'S NOTE

A public right of way exists down the lane leading to Lanjouick, passing along the garden into the neighbouring field.



GROUND FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



LANJOUICK, STITHIAN, CORNWALL, TR3 7DW.
TOTAL FLOOR AREA: 2079 sq.ft. (193.2 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the measurements, dimensions, areas and descriptions given, we accept no responsibility in respect of any errors, omissions or inaccuracies. Prospective buyers are advised to make their own arrangements to inspect the property before purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their working order or condition. Made with MyHouse 12.00.

FRONT GARDEN

From the road is the splayed entrance to Lanjouick where there is an old red Post office letter box. Granite posts and gate to the approach lane, lined with granite hedges, alive with primrose, ferns and wild flowers, beech and sycamore trees atop. The lane is relatively tight but accessible by small and medium sized cars. The lane is approximately 180 feet long, to a parking and turning space and access to the double garage.

REAR GARDEN

The garden is a delight, natural, enclosed by Cornish hedges and surrounded by fields and countryside. All is established and nicely planted with a selection of choice small trees such as silver birch, tulip tree, magnolia, red prunus, acer, a Cornus kusa, ornamental cherry and pittosporum with many shrubs, roses and perennial plants, fruit trees (Bramley, James Grieve and Monmouth Green). To the southern side of the cottage is a lovely sheltered terrace and lawn with summer house at its end measuring 10' x 6'10" and incorporated to the rear a 10' x 3' shed. To the front is access through to another area of lawn and vegetable patch with Aluminium Greenhouse 8' x 8' and a working and composting area. Some lovely trees such as an elm, ash and sycamore border the cottage garden and fields. A fine climbing hydrangea adjoins the side of the garage. Two parking places are located at the entrance to Lanjouick Lane (off road) for larger vehicles.

DOUBLE GARAGE

Twin, newly installed up and over doors, windows to either side. Door into garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

Services: Mains electricity & water. Private drainage (septic tank). Electric night storage heaters.





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