



Pendennis South Road, Stithians

Guide Price £285,000



Heather & Lay
The local property experts



- Fantastic garden!
- Charming 1800s cottage
- Popular village & community
- Two bedrooms
- Separate sitting & dining rooms
- Third bedroom/home office downstairs
- Remarkable 0.17 acre plot size
- Off-road parking bay
- Delightful spot opposite protected woodland & meadow
- Please Watch Our Property Video Tour

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

Services: Mains electricity, water & drainage. LPG gas central heating.

AGENTS NOTE

Pendennis will be sold with a new roof which is being coordinated with the neighbouring property Oakhurst and will be fitted before exchange of contracts.

THE LOCATION

Stithians is a popular village in the heart of Cornish countryside, conveniently lying in the triangle between Falmouth, Helston and Redruth towns, and about nine mile from Truro Cathedral City.

The village has an active community and good everyday facilities including its OFSTED rated 'Good' Primary School, the early 'til late Spar Shop and Cost Cutter, Seven Stars Inn, together with a doctor's surgery and 14th Century Church Of England Church.

It has many societies and clubs and is famous for its Brass Band, choir and Stithians Agricultural Show, the biggest of its type in Cornwall. Stithians' 274 acre reservoir and Nature Reserve is close by a brilliant facility on one's doorstep. It provides a campsite and cafe, great scenery and walks, trout fishing and a range of water borne activities and tuition for all ages.

THE PROPERTY

What a treat to find a delightful stone village cottage with a remarkably large and lovely rear garden, set opposite Half Moon Woods - a wonderful amenity owned by the Woodland Trust and providing acres of woods and a streamside meadow to enjoy.

Pendennis has been the much loved home to the current owners who have lived here for over 45 years, enjoying the village life and community. The cottage is set nicely back from the road and with the great advantage of a large parking bay and landscaped and lawned garden, over 60' deep.

Pendennis is reached through a UPVC double glazed and decent sized modern porch, into the sitting room with its beamed ceiling and open, stone surround fireplace. Beyond here is the dining room, shower room and kitchen, together with a flexible room suited as a single downstairs bedroom, work from home office or whatever suits.

Stairs lead up to the two bedrooms, the main a generous double overlooking the front garden and beyond to protected woodland and fields. One wall is a bank of fitted wardrobe and cupboard space, part of which houses the propane gas-fired boiler. The second bedroom overlooks the rear decked terrace and garden.

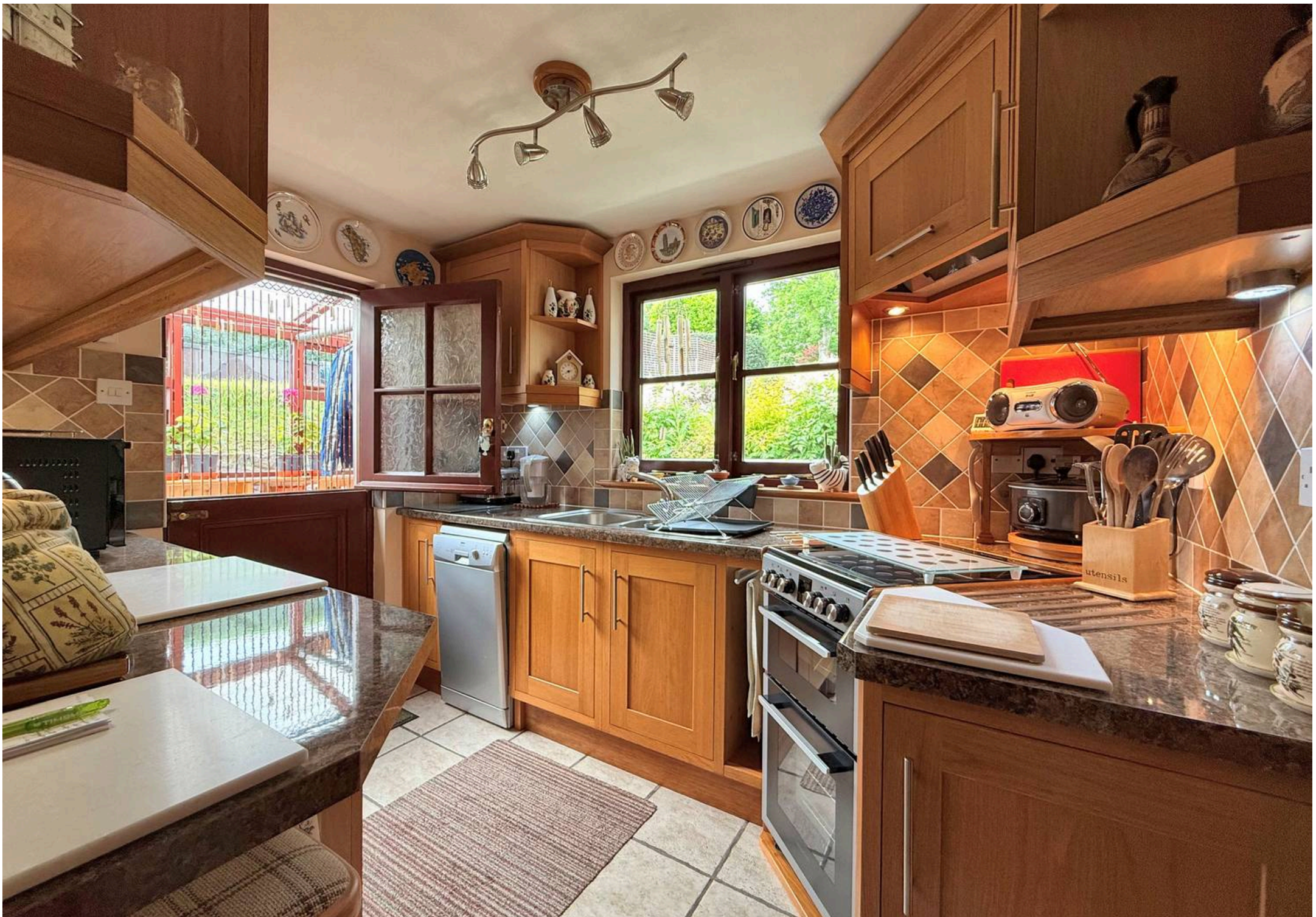
Everything here is beautifully kept and looked after, fine tuned over the years by the owner who is a joiner by profession. The solid oak fitted kitchen has a stable door to a useful side porch and accesses and overlooks the rear garden.

And what a joy that is! To say it is unexpected is an understatement, with an overall plot of 0.17 acres in all, it provides a peaceful, natural and delightfully established space that spans two cottages and is well over 100' deep. There are mature trees here, an expanse of lawn, summerhouse and potting shed together with a superb, raised timber terrace, workshop and store.

All in all, this is a real 'find' for the right buyer and an instruction we are delighted to be selling.

















OUTSIDE

Pendennis is set nicely back from the village road by a 60' plus deep, mostly lawned and beautifully kept and established garden, incorporating a generous parking bay with granite steps and pathway to the door. Concealed Calor gas storage and connection point

A pathway to the side of the left hand adjacent cottage, leads around with right of way to the rear garden. This area is outstanding spanning the rear of two cottages and well over 100' deep, providing privacy and space and a very special environment to enjoy.

It has established itself over the last 45 years during the current keen gardener ownership. It is laid mostly to lawn with established enclosed borders and trees including horse and sweet chestnut, oak, beech and fir. There is a Solar potting shed with wisteria, a summerhouse with lovely views south, and a produce patch, compost area and water butt.

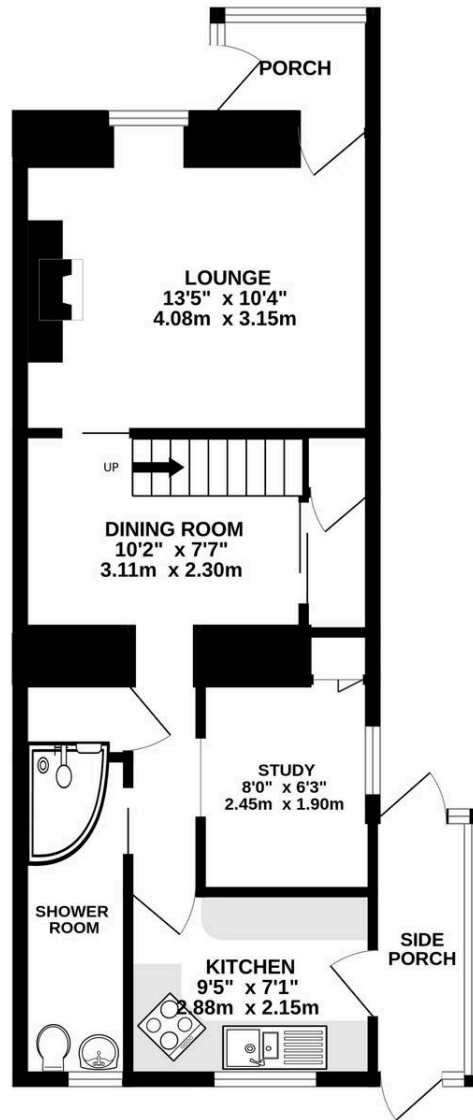
Steps up to a superb elevated timber decked terrace, about 15' x15' overlooking the garden and enjoying summer sunshine for much of the day.

HALF MOON WOODS - Opposite the cottage, a gate leads though to Half Moon Woods, owned and managed by The Woodland Trust and for all to enjoy. This is a glorious amenity to have on ones' doorstep with woodland walks through to a streamside meadow.

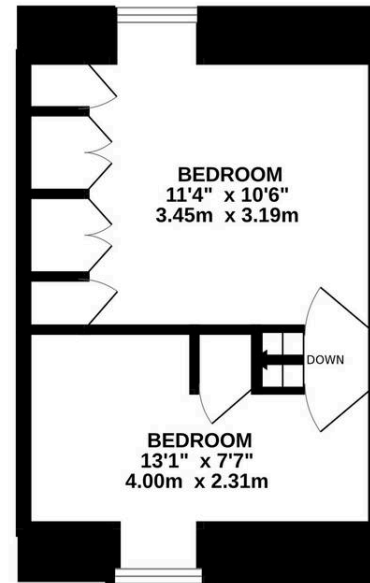
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PROOF OF FINANCE - Purchasers Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



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TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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