



Little Beside, St Day

- A detached dormer style bungalow
- Rural hamlet location
- Lounge/dining room with feature fireplace
- Fitted kitchen and separate utility area
- Two downstairs bedrooms
- Further attic room with Velux windows
- Family bathroom in white
- Far reaching countryside views
- Secluded rear garden
- On road parking



Guide £240,000 Freehold

ENERGY EFFICIENCY RATING - D

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REF: SK6836



An individual detached dormer bungalow located in the small rural hamlet of Little Beside and benefits from far reaching countryside views.

Chota Peg, believed to have been built around 1845 is well presented yet still offers further potential for a prospective purchaser to add their own style.

Accommodation in brief comprises; a lounge/dining room with feature fireplace, fitted kitchen in white with separate utility area, family bathroom in white, two bedrooms downstairs. Upstairs offers a delightful attic space with Velux windows that benefit from far reaching open countryside views, currently used as an additional third bedroom and a walk through hobby/office area.

The property is situated in the rural hamlet of Little Beside just 1/2 mile from St Day and is sheltered by trees bordering this lovely house. Whilst feeling rural, Little Beside is very well positioned being only two miles from the A30, 2 1/2 miles from Redruth with its mainline station, 7 miles to Penryn and to the cathedral city of Truro. The beach at Porthtowan is a short drive away.

As the vendors sole agent, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

The property is approached through double iron gates to a paved area with a double glazed door that leads to:

ENTRANCE PORCH/UTILITY

Double glazed window to the side aspect with views towards the countryside, tiled flooring, space and plumbing for washing machine and tumble dryer, space for refrigerator/freezer, coat hooks, door leading to kitchen.

KITCHEN 3.02m (9'11") x 2.72m (8'11")

Double glazed window to the front aspect with wide wooden inset window sill. The kitchen is fitted with a range of base units in white with open shelving over, roll edge work surfaces to three sides with splash back tiling, inset single drainer stainless steel sink unit, space for oven, cupboard housing electric consumer unit, tiled flooring, door leading to inner hall.



INNER HALL

Doors leading to sitting/dining room, bedrooms and bathroom, internal window to sitting/dining room, further coat hooks, stairs rising to attic rooms.

LOUNGE/DINING ROOM 6.48m (21'3") x 2.59m (8'6") narrowing to 1.68m (5'6")

Two double glazed windows to the rear with wide inset window sills, feature open stone fireplace with tiled hearth and wooden mantle, TV aerial point, telephone point, night storage heater, multi-paned door to rear leading out onto the garden.



BEDROOM ONE 3.07m (10'1") x 2.95m (9'8") maximum measurements.

Double glazed window to the front with inset wide wooden sill, night storage heater.



BEDROOM TWO 3.02m (9'11") x 2.08m (6'10")

Double glazed window to the front with a inset wide wooden sill, night storage heater.



BATHROOM

Opaque double glazed window to the rear. Fitted with a white suite to comprise; panelled enclosed bath with mixer tap and telephone style shower attachment and wall mounted electric shower over, pedestal wash hand basin and low-level wc, part tiled walls, tiled flooring, built-in cupboard housing hot water cylinder with immersion heater and further storage cupboard under, electric panel heater, ceiling mounted extractor.



FROM THE HALLWAY, STAIRS RISE TO:

ATTIC ROOM

Restricted headroom due to sloping ceiling. Currently being used as two rooms.

STUDY/OFFICE/HOBBY ROOM 4.19m (13'9") x 3.02m (9'11") Restricted headroom.

A walk-through room with double glazed Velux window to the front with far reaching open countryside views, large walk-in storage cupboard and eaves storage, door leading to:



BEDROOM AREA 3.23m (10'7") x 2.59m (8'6") Maximum measurements with restricted headroom.

Double glazed Velux window to the front with far reaching open countryside views, eaves storage, part wood panelling.



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