





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



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.



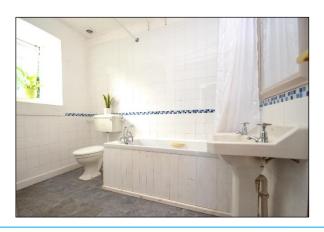
BEDROOM TWO 3.02m (9'11") x 2.08m (6'10")

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.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





OUTSIDE

To the front the property is accessed via double iron gates leading to an area of block paving which is an ideal area to place patio pots and containers but could provide off road parking if necessary, low stone walling. Continuing to the rear garden, there is a raised decked area immediately adjacent to the property with crazy paving around. The remainder of the garden is laid to block paving and there is a pathway that continues around to the side and a further gate leads back to the front. The garden is a lovely secluded spot being southerly facing and being bordered and sheltered by mature shrubs and trees from Little Beside House.







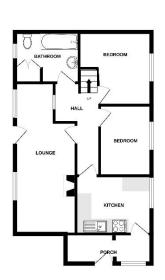
SERVICES Electric, water and drainage.

COUNCIL TAX Band B.

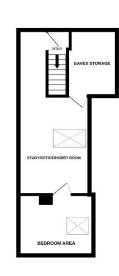
MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

FLOORPLAN



GROUND FLOOR 590 sq.ft. (54.8 sq.m.) approx



1ST FLOOR 356 sq.ft. (33.0 sq.m.) approx

TOTAL FLOOR ARCA: 945 9.0°, (07.9 9.0), a) approximation the interest transmission between the second to ensure the designation extended their, include thresh of a designation extended their, include thresh of a specialized and no reported by it below the any exercision and second to ensure the specialized the designation of their second to ensure the specialized the designation of the second to ensure the specialized the designation of the second to ensure the specialized threshold the second to ensure the second to ensure the specialized of other transmissions and the second to ensure the

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