



Carharrack

A charming terraced cottage
Full of character and original features
Two good sized bedrooms
Sitting room with wood burning stove
Kitchen/dining room and conservatory
Far reaching countryside views from the rear
Generous rear garden
Off road parking
Well presented throughout
Popular village location



Guide £240,000 Freehold

ENERGY EFFICIENCY RATING – BAND E

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REF: SK6915



A charming terraced cottage set in an elevated position and situated within walking distance of the local amenities in the popular village of Carharrack.

The accommodation is well presented throughout with many original and character features including beamed ceilings, wood burning stove and feature Cornish Range and in brief comprises: a kitchen/dining room, sitting room, conservatory, modern bathroom and two bedrooms. Outside, there is a courtyard front garden and a generous rear garden with off road parking and a garden shed. The property offers lovely open views across the surrounding countryside from the rear.

The village of Carharrack has a thriving community which is well served offering a range of facilities including: a convenience store, sports and social club, chinese takeaway and church. For those who enjoy the outdoors there are many trails nearby and Carn Marth is accessible which is the second highest peak in the county with mineral tramways appealing to walkers and cyclists alike. The village is on a regular bus route and is situated approximately 8 miles from Falmouth, two miles from Redruth and approximately 8 miles from the cathedral city of Truro. There is a primary school at St Day with further village stores and shopping facilities.

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

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Approached through the front courtyard garden, double glazed door provides access to:

ENTRANCE PORCH

Part multi-paned glass door to kitchen/dining room, door to bathroom, coat hooks.

BATHROOM

Opaque double glazed window to the side, a modern white suite comprising: panelled enclosed bath with mixer tap and electric Mira shower over, contemporary wash hand basin with mixer tap and storage under and low-level flush wc, fully tiled walls, chrome ladder style towel rail radiator, wall mounted extractor, inset lighting.



KITCHEN/DINING ROOM 3.68m (12'1") x 3.58m (11'9") excluding door recess.

Double glazed recessed window to the front with a wide tiled sill, feature focal point Cornish Range, fitted kitchen with a selection of matching base and wall mounted units, roll edge work surfaces to two sides with splash back tiling, inset single drainer stainless steel sink unit with mixer tap, space for cooker with extractor over, space and plumbing for washing machine, night storage heater, feature beamed ceiling, stairs rising to first floor landing, larder cupboard and further storage cupboard under, part multi-paned glazed door to sitting room, cupboard housing electric consumer unit.



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.





SITTING ROOM 4.11m (13'6") x 3.66m (12'0")

Double glazed internal window to the rear conservatory, double glazed door to conservatory, feature stone fireplace with granite surround, tiled hearth and inset wood burning stove, adjacent alcoves with shelving, night storage heater, TV aerial point, telephone point, feature beamed ceiling.



CONSERVATORY 3.71m (12'2") x 2.54m (8'4")

Of half brick and double glazed construction under a tripolycarbonate roof and with a triple aspect, doors to rear leading out onto the garden, tiled floor, lovely views over the garden and across to the open countryside beyond.



FIRST FLOOR LANDING

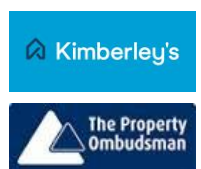
Stairs rising from the kitchen/dining room, doors to both bedrooms.

BEDROOM ONE 4.19m (13'9") x 3.86m (12'8") maximum measurements including wardrobes.

A generous room with an 2.46m (8'1") ceiling height making it feel light and bright, double glazed recessed window to the rear with a wide sill and offering far reaching views over the surrounding countryside, built-in sliding door triple wardrobe providing hanging and shelved storage, hatch to roof void.

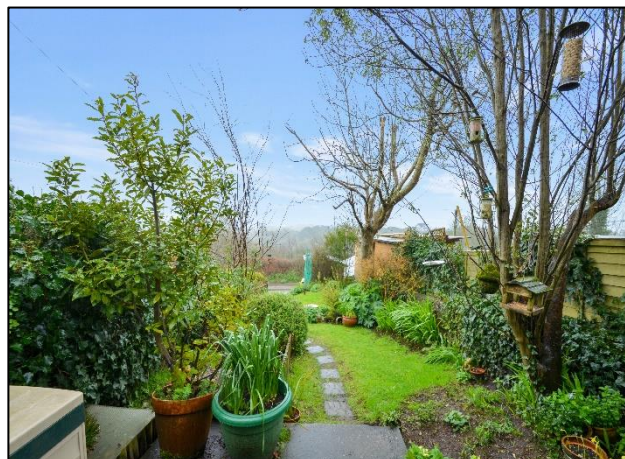


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BEDROOM TWO 3.96m (13'0") x 2.84m (9'4") excluding recess with some restricted headroom.

Double glazed feature dormer window to the front with wood panelling and shelving, built-in wardrobe providing hanging and shelved storage, wall mounted electric heater.



OUTSIDE

To the front there is a courtyard garden mainly laid to shingle with a paved pathway, bin store, exterior boiler and space for gas bottles, stone walling to boundary. To the rear of the property is a generous garden laid to paving immediately adjacent to the conservatory. A paved pathway leads through the garden which has been well maintained and cared for and is mainly laid to lawn with flowerbeds and borders well stocked with flowering plants, mature shrubs and trees plus a **GARDEN SHED**. A real haven to sit and enjoy the surrounding countryside views. At the base of the garden, steps lead down to the parking area.

PARKING

There is also the advantage of an off road parking for a car.

SERVICES

Mains electricity, water and drainage, bottle gas for hot water.

COUNCIL TAX Band A.

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.

