



Constantine

A stunning end of terrace granite cottage
An immaculately presented quality home
Considered ideal as a permanent or second home
Oil fired central heating, UPVC double glazed windows
Sitting room with fireplace and woodburning stove
Fully fitted wood grain finish kitchen and dining room
Three bedrooms, bathroom and combined wc
Plenty of retained character features
Parking for two cars and courtyard gardens
Large, detached multi-purpose barn



Guide £395,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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REF: SK7007



If you are looking for a quality home to purchase in a rural village location, then this stunning double fronted, three bedroom end of terrace cottage in the centre of Constantine near The Helford River could just be the home you are seeking!

Fosow Koth (means old walls) comes to the market for the first time in 15 years and during that time, with great attention to detail, our client has created a fabulous home which is well presented and maintained making this a home anyone would be proud to own.

The property has been used as a permanent home or occasional holiday let investment so you can be sure that the property is in first class condition throughout.

A clever blend of character and modern-day conveniences gives you features including UPVC double glazed box sash style windows, oil fired central heating by radiators, a wealth of natural woodwork including beams and internal doors, a woodburning stove in the sitting room and a combination of quality flooring throughout.

The accommodation is bright and enjoys plenty of natural light and on the ground floor offers an entrance hall and small walk-in cloakroom, dual aspect sitting room, a fitted kitchen and dining room with appliances and a rear hallway which takes you into a porch at the rear. A staircase from the rear hall leads to an impressive landing which runs the full width of the property, three bedrooms and a cottage style bathroom/wc. Outside the cottage, wrought iron gates secure a useful, gravelled driveway with parking for two vehicles and this wraps around into a gravelled courtyard garden. A large, detached barn runs across the rear boundary and provides a number of useful areas on the ground and first floor including a workshop, store, office and log store. There may be a possibility to convert this building subject to the normal planning permission and building regulations.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licences, The Tolman Centre and museum that hosts a number of events and Constantine Social Club with its recreation and children's playground facilities. There is a bowling green and Constantine also has their own football and cricket teams. Other facilities include a doctors' surgery, a highly regarded primary/junior school, St Constantine Parish Church, The Cornish Arms public house and The Tregilly Wartha Inn a little further out of the village. There is also a local bus service that provides transport links from Helston to Falmouth.

As our clients' sole agents, we strongly recommend an immediate viewing to secure this exceptional cottage.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

Painted and glazed front door with etched glasswork leading to:

ENTRANCE VESTIBULE

Having a mat well, access to principal rooms and a stripped pine and glazed door with acid etched and coloured glasswork to:

WALK-IN CLOAKROOM

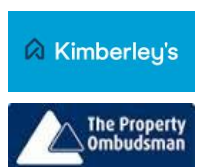
With coats hooks, hanging space and storage.

SITTING ROOM 5.71m (18'9") x 3.00m (9'10")

A delightful dual aspect sitting room which has boxed sash style UPVC double glazed windows overlooking the front aspect, matching window to the side with stripped pine window seat, a focal point woodburning stove set on a dark slate hearth, a feature old granite fireplace with inset storage under, under stairs storage cupboard, TV aerial point, open beamed ceiling, two stripped pine internal doors (one from the entrance vestibule and the second leading to the rear hallway).



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.



REAR HALLWAY

With quarry tiled flooring which continues through the kitchen and dining room, staircase to first floor, glazed door to:

REAR PORCH 1.83m (6'0") x 1.22m (4'0")

A useful porch with sealed unit double glazed window and stable door to the rear courtyard.

KITCHEN/DINING ROOM 6.07m (19'11") x 3.15m (10'4") narrowing to 2.74m (9'0") at the kitchen section, of an irregular shape.

Another bright dual aspect room with deep recessed box sash style double glazed windows overlooking the front aspect and matching window at the rear with Venetian blinds. The kitchen is well equipped with a full range of matching wall and base units in a medium wood finish, brushed steel handles, granite effect wrap around work surfaces, over counter lighting and ceramic tiling over, 1½ bowl single drainer stainless steel sink unit with chrome mixer tap, a range of quality appliances including an AEG electric hob, Neff stainless steel extractor hood and built-in microwave and single fan assisted oven set within housing, plumbing and space for a slimline dishwasher, Hotpoint washer/dryer, space for a tallboy refrigerator/freezer, inset ceiling spotlights, stripped wood open beamed ceilings through to the dining section, double radiator, stripped pine internal door leading to the entrance vestibule and second leading to the rear hallway.



STAIRCASE FROM THE REAR HALL TO:

LANDING 6.27m (20'7") x 1.70m (5'7")

An impressive long landing which runs the full width of the property and has UPVC double glazed windows overlooking the front and rear aspect, built-in bookshelving, double radiator, over stairs drop lights.



BEDROOM ONE 3.38m (11'1") x 2.44m (8'0")

With deep recessed double glazed window overlooking the front aspect, radiator, inset ceiling spotlights, fitted carpet, original panelled door.



BEDROOM TWO 2.97m (9'9") x 2.69m (8'10")

Another double bedroom with deep recessed box sash style double glazed window overlooking the front aspect, radiator, fitted carpet, original panelled door.



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BEDROOM THREE 3.07m (10'1") x 3.00m (9'10")

Again, having a deep recessed box sash style double glazed window with a pleasant aspect down Fore Street to countryside in the distance, original panelled door, double radiator, fitted carpet.



BATHROOM

A cottage style bathroom with a white suite comprising; panelled bath with chrome hot and cold taps, chrome mixer shower with fully tiled surround, pedestal wash basin with chrome hot and cold taps, fully tiled wall, fitted mirror, shaver light, extending shaving mirror, towel rail radiator, bathroom cabinet, over bath extractor light, low flush wc, recessed double glazed window to the rear, airing cupboard housing pressurised hot water cylinder, immersion and slatted shelving over, access via a loft ladder to an insulated loft space which is part boarded.



OUTSIDE

Vernacular double wrought iron gates lead over a cobbled brick apron into a long, gravelled driveway with beautifully established raised flowerbeds having a wide variety of plants, shrubs and Dracaena Palms and a massive local granite block wall boundary which has matching wrought ironwork atop, a concealed oil tank and continued gravelled courtyard with sheltered sunny seating areas and an outside cold water supply.

DETACHED BARN

A stone and timber barn with corrugated cladding to the rear providing useful areas including an open log store and gardeners wc, double opening doors leading to a t-shaped garage and workshop with lighting and power. A doorway to the left hand side leads into a useful storage area and then an open tread staircase leads to the first floor which has a long L-shaped landing with opening door allowing easy access for storing large items and two multi-paned windows which overlook the courtyard. At the far end is a large storage area and an enclosed office area for those that might want to work at home. We are of the opinion that there may be a chance of converting the barn but this would only be subject to the relevant planning permission and building regulation approval.



SERVICES

Mains drainage, water and electricity. Oil fed central heating.

COUNCIL TAX Band C.

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.



TOTAL FLOOR AREA: 1658 sq ft (154.0 sq m) approx.
Our floor plans are for information only and do not constitute an offer of any financial product. They are not intended to be used as a basis for any investment decision. They are not intended to be used as a basis for any investment decision. They are not intended to be used as a basis for any investment decision. They are not intended to be used as a basis for any investment decision.

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