



## Constantine

A Grade II listed, terraced cottage full of character and charm  
Three bedrooms, main bathroom  
Modern fitted kitchen with integrated appliances  
Spacious accommodation  
Feature Inglenook fireplace with wood-burning stove  
Oil fired central heating, underfloor heating in the kitchen  
Located in the very desirable village of Constantine  
Delightful front and enclosed rear gardens  
Useful outhouse/summerhouse/potting shed  
An internal viewing highly recommended



**Guide £365,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND F**

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REF: SK7105



An opportunity to purchase this desirable three bedroom terrace cottage which was once owned by a well-known family over several generations and formerly used as a shop alongside other uses. It is believed the property was built in the 1860's and then extended shortly after.

The property offers so much character and charm throughout with plenty of original features and has been updated and improved over the years with lots of modern additions. The blend of traditional and modern works well with a stylish fitted kitchen with integrated appliances and underfloor heating.

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 the village 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 Trengilly Wartha Inn a little further out of the village. There is also a local bus service that provides transport links from Helston to Falmouth.

The property offers spacious and well-proportioned accommodation and in brief comprises; entrance porch leading into a living room with feature inglenook fireplace and dining area, kitchen/breakfast room with ornamental Cornish range. On the first floor there is a landing, family style bathroom and three bedrooms. Outside there is a garden to the front however the majority can be found to the rear with flag stone patios, workshop and outhouse.

**As our clients' sole agents, we thoroughly recommend an internal viewing to avoid disappointment.**

**Why not call to arrange a personal viewing today!**

#### **THE ACCOMMODATION COMPRISES OF:**

##### **FRONT ENCLOSED GARDEN**

The front garden is enclosed by a privet hedge. An interesting path leads to the front door with lawns either side.

##### **ENTRANCE PORCH**

Stable door with glazed bulls eye feature window, half wall with windows to the front and side, door through to open plan living room and dining area.

##### **LIVING/DINING ROOM 6.25m (20'6") x 4.65m (15'3") LIVING AREA**

This cosy area has a feature Inglenook style fireplace with stone mantle and surround housing a wood burner, two built in bookcases and further storage cabinet, sash style window with shutters and window seat overlooking the front garden and Fore Street, wall mounted movable light, exposed beam ceiling with centre light, wooden floor. A closed tread staircase with balustrade leads to the landing and first floor.



##### **DINING ROOM**

Feature decorative fireplace with cast iron and tiled surround (currently not in use) with a wooden mantelpiece and slate hearth, sash style window with shutters overlooking the front garden and Fore Street, traditional free standing vintage radiator, exposed beamed ceiling with centre light, picture rail and wall light, continuation of wooden floor, doorway to kitchen, under stairs storage cupboard.



##### **KITCHEN/BREAKFAST ROOM 4.04m (13'3") x 3.66m (12'0")**

A beautifully fitted, vintage style modern kitchen comprising of a wide range of base units, consisting of cupboards and drawers with metal and ceramic door furniture, wrap around wooden butcher block work top with tiled splashback incorporating a classic style sink with drainer and mixer tap, space for free standing electric oven, integrated fridge and freezer, dishwasher and washing machine, feature cast iron Cornish range set in a granite alcove adding additional character to this unique property, slate floor with

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underfloor heating, ceiling lights, space for a dining room table. A sash window and window seat provides a pleasant outlook with further door accessing the rear of the property and garden.



#### **RETURNING BACK TO THE LIVING/DINING ROOM.**

A closed tread staircase with balustrade rail leads to the first floor landing, providing access to principal bedrooms and bathroom.

#### **BEDROOM ONE 4.72m (15'6") x 3.66m (12'0")**

Window with a window seat overlooking the side, feature decorative fireplace with cast iron surround and wooden mantle, radiator, bonnet ceiling with centre light, finished with a wooden floors.



#### **BEDROOM TWO 3.73m (12'3") x 3.73m (12'3")**

Sash window overlooking the front, radiator, bonnet ceiling with ceiling light, carpet.



#### **BEDROOM THREE 2.97m (9'9") x 1.90m (6'3")**

Sash window with outlook over the front garden, Fore Street and countryside beyond, radiator, centre light, finished with a wooden floor.

#### **BATHROOM**

A family style bathroom comprising of a three-piece suite, consisting of bath with shower over, low flush WC, pedestal wash handbasin, part tiled walls, airing cupboard, frosted window to the rear, finished with a wooden floor.

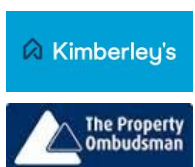


#### **OUTSIDE**

In addition to the front garden, there is a delightful enclosed rear garden offering a good degree of privacy which currently has a slate flagstone patio, an outside sink and a gateway leading to the parking area.



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#### **PARKING AREA**

There is parking directly behind the property which is used by our vendors however please note that this is not on the property's deeds or land registry.

#### **SERVICES**

Mains electricity, water, drainage and oil-fired 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.

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