



Constantine

A detached, character residence
Spacious, two bedroom accommodation
A high quality finish throughout with attention to detail
A tasteful blend of character and contemporary living
Recently fitted kitchen and bathroom
Stone inglenook fireplace with freestanding woodburner
Useful outbuilding/studio to the rear of the property
Parking to the side, Raised landscaped rear patio and gardens
Elevated, uninterrupted views over the area and countryside beyond
Very desirable traditional lively village near the North Helford

Guide £420,000 Freehold

ENERGY EFFICIENCY RATING
BAND F

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REF: SK7167



An opportunity to purchase a very desirable, detached period property within the heart of the popular rural village of Constantine.

The property has undergone much improvement by the current vendor and is now presented to a very high standard throughout and blends a perfect mix of character and contemporary styling with its light and airy rooms and tasteful decor.

The property boasts an inglenook fireplace with large granite features and houses a freestanding modern wood burner providing a focal point. There is a second designer Chilli Penguin wood burner in the dining area. Other features include a recently fitted Churchwood kitchen which is in keeping with the property, uninterrupted elevated views over the area and rolling countryside as far as the eye can see.

The accommodation in brief comprises; entrance porch with views, a lovely traditional living room with inglenook fireplace, a 15'7" kitchen/diner with a tasteful Churchwood kitchen comprising of a range of base and wall units, solid wooden cabinets with solid timber doors and solid timber butcher block worktops, dining area with a recently fitted wood burner to the ground floor. A staircase leads to the first floor where you will find a tasteful family bathroom comprising of a three piece suite comprising a panelled bath with shower over, wash hand basin and low-level wc. There are two generous double bedrooms both enjoying fine views over the surrounding countryside. To the rear of the property there is a 21'6" workshop/studio/utility area and a further covered area. There is a delightful raised garden with sleepers and a further enclosed garden with fencing and planted shrub borders. To the side of the property is a driveway providing parking for the property.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licences, The Tolmen 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.

An internal viewing is strongly recommended to appreciate this fantastic property.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

A front gate opens onto the cottages front garden which is mainly laid to lawn with a driveway to the side and a cobble central path leading to the front porch and front door.

UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE PORCH 1.98m (6'6") x 1.14m (3'9")

A UPVC double glazed front porch with windows to the front and side elevations enjoying fine views. Half wall with shelving, Victorian style tiled flooring, glazed door with door knocker opening onto the living room.

LIVING ROOM 4.42m (14'6") x 4.04m (13'3")

A lovely traditional room with a large feature inglenook fireplace with granite surround and slate hearth housing a Churchill wood burning stove. UPVC double glazed window with character window seat enjoys fine views over the area and open countryside, plastered ceiling with ceiling light, fuse box, closed tread staircase, balustrade rail leading to the landing and first floor. Finish with a timber effect laminate floor, doors to the kitchen and dining area.



KITCHEN/DINER 4.75m (15'7") x 2.82m (9'3")

KITCHEN AREA

A beautifully fitted Churchwood traditional yet contemporary kitchen comprising of a range of base and wall units with solid timber doors, solid timber

butcher block worktop with matching splash back incorporating a stainless steel sink with mixer tap and drainer, part tiled walls, recess and plumbing for dishwasher, stone alcove suitable for an electric oven with an extractor canopy over. UPVC double glazed window with outlook to the rear courtyard. Useful under stairs storage cupboard. UPVC double glazed door opening onto the rear courtyard and outbuildings.



DINING AREA

A feature Chilli Penguin five kilowatt wood burner set on a granite fireplace with slate hearth, bespoke display cabinet with shelving that matches the kitchen, UPVC double glazed window with outlook over the garden and countryside beyond, night storage heater, plastered ceiling with two ceiling lights, door to living room and finished with a timber effect laminate floor.



STAIRS AND LANDING

Closed tread staircase with balustrade rail leads to the landing and first floor, UPVC double glazed window with outlook over Clinton Road, doors lead to the bathroom and the bedrooms.

BATHROOM 2.39m (7'10") x 1.93m (6'4")

A beautifully fitted bathroom with a tasteful three piece suite comprising; panelled bath with shower and screening, wash hand basin set in a vanity unit providing storage, low level wc. UPVC frosted double glazed window to the rear elevation, plastered ceiling

with ceiling light, airing cupboard housing a lagged hot water tank with immersion and shelving within, wall mounted heater, electric heated towel rail and finished with a timber effect laminate floor.



BEDROOM ONE 4.34m (14'3") x 3.20m (10'6") maximum measurements.

A UPVC double glazed window with a super outlook over the open countryside, alcove currently used for the storage of clothes as it houses a clothes rail, night storage heater, plastered ceiling, ceiling light and finished with a carpeted floor.



BEDROOM TWO 3.28m (10'9") x 2.74m (9'0")

With a UPVC double glazed window having a super outlook over open countryside, plastered ceiling, ceiling light, night storage heater and finished with a carpeted floor.



OUTSIDE

WORKSHOP 6.55m (21'6") x 2.39m (7'10") maximum measurements.

Ideal for a variety of uses whether is be a workshop or studio. This outbuilding has a utility area to the side with a roll top worktop, cupboard, power and plumbing for washing machine and dryer, windows to the front and side, lighting and power.



COVERED AREA 3.00m (9'10") x 2.54m (8'4") (open barn)

UPVC double glazed window, tap, wooden door leading to the side of the property, where a pedestrian gate gives access onto a footpath on Clinton Road.

PARKING A driveway provides private parking.

GARDENS

To the front of the property is a south west facing lawned garden with plant and shrub borders and to the rear is a courtyard and impressive raised landscaped garden with a range of sleepers with brick detailing, trellises and gravelled areas. This area leads to an enclosed lawned garden with fencing, plants and shrub borders with a picket gate that leads to the side and driveway.



SERVICES Mains electricity, water and drainage.

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.