



Constantine

A lovely character cottage
Two generous bedrooms
Uninterrupted countryside views
First floor bathroom
Ornate fireplace with freestanding wood burner
Feature decorative Cornish Range
Modern fitted kitchen with integrated appliances
UPVC double glazing
Backing onto open fields
Located in the desirable village of Constantine

Guide £250,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7247



A traditional character cottage having a wealth of charm having exposed beamed ceilings, inglenook style fireplace and decorative Cornish Range. The property has the perfect blend of modern and character features including a fitted kitchen and UPVC double glazing throughout.

The accommodation in brief comprises; of a front courtyard with patio that leads to the front door, spacious light and airy living room, hallway leading to the kitchen and a door leading to the rear garden/courtyard which backs on to open fields. An open tread staircase leads to the landing on the first floor where there is a family bathroom and two double bedrooms.

The popular village of Constantine has a host of amenities at hand including two convenience stores with off licenses, 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, 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 links from Helston to Falmouth.

An internal viewing is strongly recommended to appreciate the property's character and charm.

Why not call for to arrange your personal viewing today!

THE ACCOMMODATION COMPRISES

A gateway leads to a front patio area with path leading to the front door.

UPVC DOUBLE GLAZED FRONT DOOR

Opening into the living room.

LIVING ROOM 5.13m (16'10") x 4.22m (13'10")

A light and airy room with character and charm having high exposed beam ceilings, wall lights, UPVC double glazed window to the front, feature granite inglenook fireplace and hearth housing a freestanding wood burner perfect for those cosy autumn/winter nights. To the rear of the room is a traditional Cornish Range with brass features (not in use) that provides an interesting focal point that is a rare find and enhances the room's character. An open tread staircase with balustrade leads to the first floor, night storage heater and feature circular window through to the kitchen. This room is finished with a timber effect laminated floor and has a paned door that opens onto a hallway and kitchen.



HALLWAY

A small hallway that leads to the kitchen, coat hooks, UPVC double glazed window to the rear and doorway to the kitchen.

KITCHEN 3.15m (10'4") x 2.44m (8'0")

A nicely fitted modern kitchen with a range of base units consisting of cupboards and doors with metal door furniture, integrated appliances, roll top wrap around work surfaces with tiled splash back, inset stainless steel sink with mixer tap and drainer, four ring hob with a built in stainless steel electric oven below, integrated fridge/freezer and dishwasher, recess and plumbing for washing machine, UPVC double glazed window with outlook over the enclosed rear garden/courtyard to the countryside beyond. UPVC double glazed door to the rear, textured ceiling with spotlights, a night storage heater finished with a laminated floor.



STAIRS & LANDING

An open tread staircase leading to the landing, textured ceiling with loft access to the roof space, lighting, door to the airing cupboard housing a hot water tank with immersion, finished with a carpeted floor and doors to the bathroom and two generous bedrooms.

BATHROOM

A nicely appointed bathroom with a modern feature panelled bath with electric shower over and shower screen, push button low level wc, pedestal hand wash basin, part tiled walls, heated towel rail, UPVC frosted double glazed window, textured ceiling with spotlights, mirrored medicine cabinet and finished with a tiled floor.



BEDROOM ONE 4.19m (13'9") x 2.74m (9'0")

A double room with a UPVC double glazed window with outlook to the front and Fore Street, textured ceiling, wall lights and finished with a carpeted floor.



BEDROOM TWO 3.12m (10'3") x 2.44m (8'0")

A UPVC double glazed window with fine interrupted views over open countryside, woodland and the valley below. A textured ceiling with centre light and finished with a carpeted floor.



OUTSIDE

The front of the property is accessed via Fore Street through a wrought iron gate leading to a slabbed courtyard garden bordered by concrete screen blocks and mature hedging. To the rear there is another courtyard area providing a lovely area to sit and relax with views over fields towards countryside beyond.



PARKING

Although the property does not have official parking there is street parking opposite.

SERVICES

Mains drainage, electricity, water, telephone and broadband.

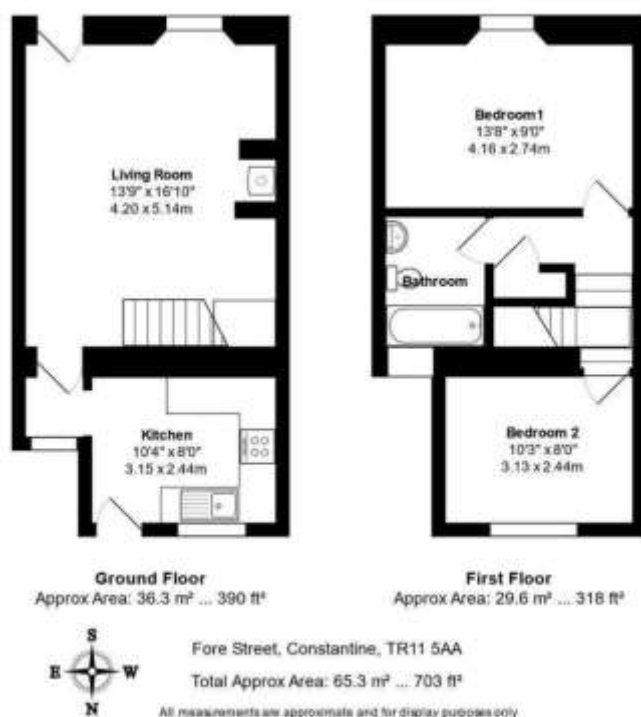
COUNCIL TAX BAND B

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.



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.



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.

