



## Stithians

Charming end of terrace cottage  
Tastefully presented throughout  
Bright and comfortable living accommodation  
Newly refitted contemporary kitchen  
Stylish new refitted bathroom  
Wood burner fire and electric heating  
Enclosed front and rear garden  
Sought after village location  
Off street parking and detached garage  
Ideal first home or investment

**Guide £280,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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REF: SK7301



Kimberley's are delighted to bring to the market this spacious two bedroom end of terrace granite stone cottage which is set in the desirable location of Stithians within walking distance to all amenities.

This house has plenty of character including a wood burning stove, newly fitted kitchen and bathroom, UPVC double glazed windows throughout, and fitted carpets. The house is block built and granite faced to match the rest of the terrace.

The accommodation includes, on the ground floor and entrance leading to the sitting room, with wood burning stove, kitchen, family bathroom, stairs leading to the first floor landing, with two double bedrooms. Outside there is off road parking for multiple vehicles, enclosed front and rear well stocked gardens and a detached garage.

This popular village of Stithians is home to the famous Stithians Agricultural Show which is one of the largest of its kind in the country. The village is well served with a wide range of local amenities including a village store, The Seven Stars public house, doctors surgery, highly regarded village school, rugby, football and cricket clubs, a cat and dog boarding kennels and the Millennium Woods which is there for the enjoyment of everyone in the village.

#### **THE ACCOMMODATION COMPRISES**

UPVC double glazed door entering to the lounge area

#### **LOUNGE 4.24m (13'11") x 3.30m (10'10")**

South East facing overlooking the front garden, neutrally decorated, central strip light, dual aspect UPVC double glazed windows, a useful storage cupboard housing the fuse board, carpet and a wood burning stove. A step up leads to the kitchen.

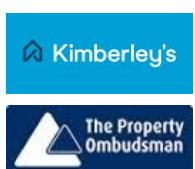


#### **KITCHEN 2.92m (9'7") x 3.33m (10'11")**

A newly fitted contemporary kitchen with a range of wall and base units, stainless steel sink and drainage unit, hot and cold mixer tap, integrated under counter fridge/freezer, dual aspect UPVC double glazed windows and stylish lino flooring.



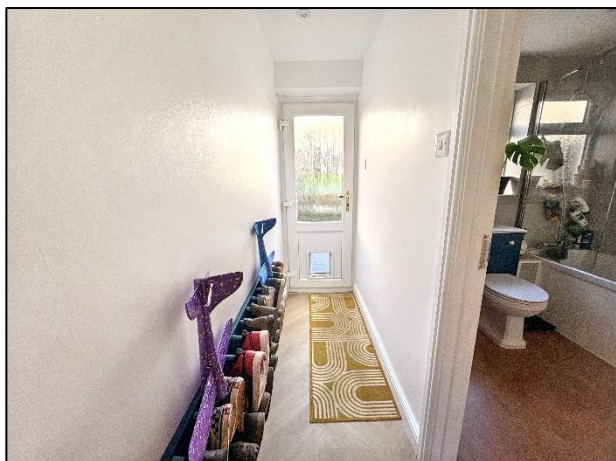
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors 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.





**FAMILY BATHROOM 2.29m (7'6") x 2.11m (6'11")**

With frosted UPVC double glazed window, indent ceiling spot lights, contemporary suite comprising of a low level wc, sink with vanity unit, bath with shower over, hot and cold mixer tap, also a useful enclosed utility cupboard which currently houses the washing machine and dryer and has light and power.

**STAIRS LEADING BEDROOMS**

Attic space with storage, central ceiling spotlight.

**BEDROOM ONE 4.24m (13'11") x 2.44m (8'0")**

A light bright and airy room with dual aspect UPVC double glazed windows overlooking the front and side elevation, carpet, central pendant light, a recess cupboard which houses the hot water tank.

**BEDROOM TWO 2.90m (9'6") x 2.49m (8'2")**

*(not including the recess storage)*

UPVC double glazed window overlooking the rear garden, carpet, central pendant light and electric heater.

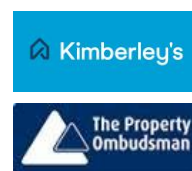
**OUTSIDE****FRONT GARDEN**

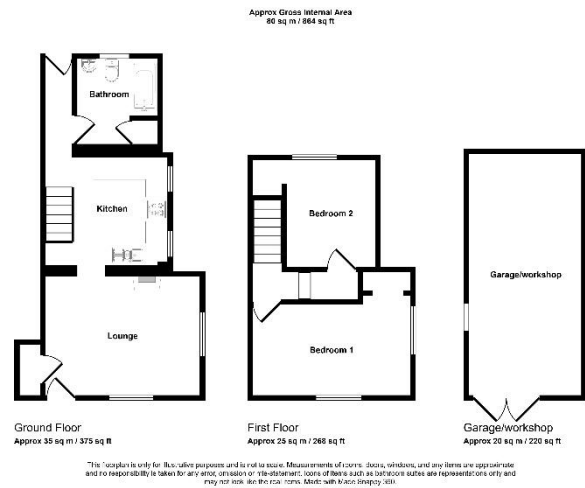
The front of the property has a laid to lawn garden with small pond, and Cornish stone walling.

**REAR GARDEN**

The rear garden is accessed via the kitchen with vinyl flooring leading through a half frosted double glazed door, steps leading up to a laid to lawn garden with useful wood storage, a raised area with sun patio terrace, and a secluded area for enjoying the sunshine, and an outside tap.

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## GARAGE

The garage/workshop is granite built, larger than average with lighting and power. It has a power supply for an EV charger fitted to the garage wall (charger not included in the sale but the power supply will be left ready for connection), parking for multiple vehicles.



**COUNCIL TAX** BAND B

**SERVICES** Mains drainage, electric and water.

## 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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