



'Alder Cottage', Goonbell, St Agnes.

£235,000

A three bed mid terraced cottage on the outskirts of this ever popular village with front and rear gardens and parking suitable as a main home or investment as a second home and holiday let.

- Three bed cottage
- Character features
- Rear decked garden
- Front lawned garden
- Multi fuel burner
- Majority

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Alder Cottage St Agnes

THE PROPERTY

This beautifully presented 3 Bedroom character cottage is quietly situated on the outskirts of St Agnes village in a lovely rural setting with direct access to Truro and the A30. The property has been greatly improved by the vendors in recent years and is now presented to the market in excellent decorative order throughout and would make a lovely main residence or holiday letting investment.

The accommodation in summary comprises an Entrance Conservatory/Utility area, a large Lounge/Dining Room, a re-fitted kitchen, 3 Bedrooms and a recently furnished Bathroom. A great deal of character has been preserved throughout the cottage with features including exposed beam ceilings and a traditional fireplace with a cast stove in the Lounge.

Externally, the property is situated close to the local Riding Stables and is set back from the approach by Off-Road Parking and an enclosed, lawned garden. At the rear there is a further attractive, enclosed Garden area with shallow steps up to a decked terrace which provides the ideal setting for barbecues.

Accommodation

Double opening double glazed French Doors into the:

CONSERVATORY ENTRANCE: 4.80m (15'9) x 1.84m (6')

Well proportioned conservatory-style entrance with double glazed windows to the front elevation and a double glazed Velux style roof light. To the side, plumbing and space for a washing machine is provided, in addition to space for a tumble dryer. Large open archway into the:

LOUNGE-DINING ROOM: 5.14m (16'10) x 4.45m (14'7)

Bright, attractive cottage room with character features including an exposed beam ceiling and a traditional fireplace housing a cast multi-fuel stove with a back-boiler which also heats the first-floor radiators. Display alcove, carpeted floor in Lounge and wood laminate flooring in Dining Area, under stair cupboard. Open archway into the:

KITCHEN: 4.39m (14'5) x 2.19m (7'2) Well fitted with an attractive range of solid wood fronted base, wall and drawer cabinets, granite effect work surfaces, a

single drainer sink unit and ceramic tiled splash backs. Built-in cooker and hob with matching extractor hood over, wood laminate flooring, fridge-freezer space, stairwell to first-floor. Double glazed window and door to rear Garden.

FIRST-FLOOR LANDING:

With shelved linen store and doors off to:

BEDROOM 1: 3.89m (12'9) x 3.19m (10'6)

Well proportioned and attractive double room with a double glazed window to the front elevation, built-in wardrobe alcoves, exposed beam ceiling.

BATHROOM:

Nicely fitted with a suite comprising a wood panelled bath with shower over, a close-coupled W.C. and matching pedestal wash basin. Ceramic tiled splashbacks, double glazed Velux style roof light.

BEDROOM 2: 2.50m (8'2) x 2.55m (8'4)

Smaller double room with a double glazed window to the rear elevation, wardrobe alcove, radiator.

BEDROOM 3: 2.62m (8'7) x 1.83m (6')

A small single room with a built-in captain-style bed, double glazed window to the rear elevation.

OUTSIDE:

The cottage is quietly situated close to the local Riding Stables and is set back from the approach by off-road Parking for one vehicle. Further Parking is available immediately opposite the property.

The enclosed Front Garden is laid to lawn with a useful timber Garden Shed, whilst at the rear, a shallow flight of steps leads up to a decked terrace which provides a lovely setting for barbecues etc.



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