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Sales & Lettings



## Mabel's Cottage 2 Hendra Cottages

Stithians, Truro, TR3 7AH

**£285,000**



Offered with no onward chain and situated in the ever popular village of Stithians, this lovely character Grade II Listed cottage has many traditional features and benefits from two bedrooms, a lounge with a multi fuel stove, a dining area, a fitted kitchen and a first floor family bathroom with a separate shower cubicle. Externally there is an enclosed cobbled front garden and a lovely enclosed rear garden with a decked area and a raised lawn.



We are delighted to bring to market this classic Cornish cottage, originally built on traditional craftsmanship dating back over 300 years and with materials that have absolutely stood the test of time, therefore an early viewing is highly recommended. Much enhanced by the current vendor, ensuring the property continues to ooze homely charm and charisma, the cosiness of the living area is emphasized by a tremendous inglenook fireplace with a multi fuel burner. Recently fitted LVT flooring complements the warmth of the original exposed beams, the dual aspect living and dining area flows seamlessly through to the kitchen via a recessed pantry feature offering additional work surface space. Wooden flooring throughout the first floor continues the traditional theme where the large main bedroom benefits from a double built-in wardrobe. The Cornish stone fireplace style is carried over here creating an internal wall with the unexpected addition of a large wooden shelf to add further to the space available. Equally, the second bedroom offers built-in storage with character added through the part pitched ceiling. A well equipped bathroom offers both a bath and separate shower cubicle. Externally, the angular shaped rear garden with a raised lawned area is complemented by a decking area that benefits very positively from the overall south facing position. The village of Stithians is a very popular location as it lies in the middle of the triangle bounded by Redruth, Helston and Falmouth, all of which can be reached by public transport. The local primary school is very convenient in being less than five minutes walk from the cottage. Furthermore, there is a convenience store, a popular public house and a large children's play area all within similar walking distances. Further afield, Stithians Lake and its activities centre are within two miles and the city of Truro can be reached in less than half an hour by car. The surrounding area also offers many countryside walks.

A wooden front door with six glazed panes in the upper half and matching side panels above a deep slate sill lead into the lounge/living area.

**LOUNGE**  
14'0" x 12'7" (4.27m x 3.84m)

A sash bay window with a deep slate sill overlooking the road and front elevation. Exposed timber beams and a large inglenook fireplace with a multi fuel burner on a raised hearth. Wall mounted electric heater with open space for log storage. The lounge/living/dining area transitions between LVT flooring and carpet.

**DINING AREA**  
12'4" x 7'4" (3.76m x 2.24m)

Two double glazed wooden windows with deep slate sills overlook the rear garden and elevation with stairs to the first floor. There is a corridor with pantry recess and straight edge work surface with space for white goods under leads to:

**KITCHEN**  
8'2" x 6'9" (2.51m x 2.08m)

Tiled floor and a beamed ceiling. Fitted with a range of eye level and base level storage cupboards and drawers, roll edge work surfaces with tiled splash backs. Single glazed wooden framed window overlooking the side elevation and garden. Stainless steel sink and drainer with a tiled splash backs. Integrated Lamona hob with Lamona single oven and grill below. Space and plumbing for washing machine. Open understairs storage area and a double glazed stable door leading to the rear garden.

**FIRST FLOOR**

**LANDING**  
Bulk head slate shelf and a loft access hatch.

**BEDROOM 1**  
11'9" x 10'3" (3.60m x 3.14m)

Wall mounted electric heater, recessed window to the side aspect and a deep slate shelf above the fireplace bulk head extending from the lounge. Two single glazed sash windows overlooking the street and front elevation each with deep slate sills. Built-in double wardrobes with hanging space and shelving.

**BEDROOM 2**  
7'11" x 10'6" (2.43m x 3.22m)

Wall mounted electric heater, built-in storage cupboard with shelving and a part pitched ceiling. Double glazed wooden framed window overlooking the garden and rear elevation.

**FAMILY BATHROOM**  
7'11" x 7'0" (2.43m x 2.14m)

Double hung door and a separate tiled shower cubicle with two glass side panels and a thermostatic shower. Single frosted glazed wooden window to the rear aspect. Low level wc, wash hand basin and a separate bath with a shower mixer tap and half height wooden panelling. Two single glazed frosted windows to the side aspect and a wall mounted towel radiator.

**OUTSIDE**

The front has a pathway to the front door coupled with a cobbled frontage. A stable door leads to the rear garden and a path with access to the rear gate and a step to the street. A concreted area houses a shed, a log store behind and a water butt. The rear garden is fully enclosed, there is a raised area being mainly laid to lawn with a barked chipping area tucked to the end of the garden. There are borders of mature bushes, shrubs and trees with a raised wooden decked patio.

**DIRECTIONS**

From our office in Redruth take the main road towards Falmouth passing through the village of Lanner. At the crossroads before Ponsanooth turn right into Tubbon Hill towards Stithians and follow this road through into Foundry Road. Continue into East Road and turn right at the crossroads into New Road. Continue along into Church Road passing the school on your left hand side, through the left hand bend and the property will be found on the left.

**AGENTS NOTE**  
TENURE: Freehold.  
COUNCIL TAX BAND: B.

Please note that under the Estate Agents Act 1979, the vendor is a 'connected person'.

**SERVICES**  
Mains drainage, mains water, mains electricity, electric heating and multi fuel stove.

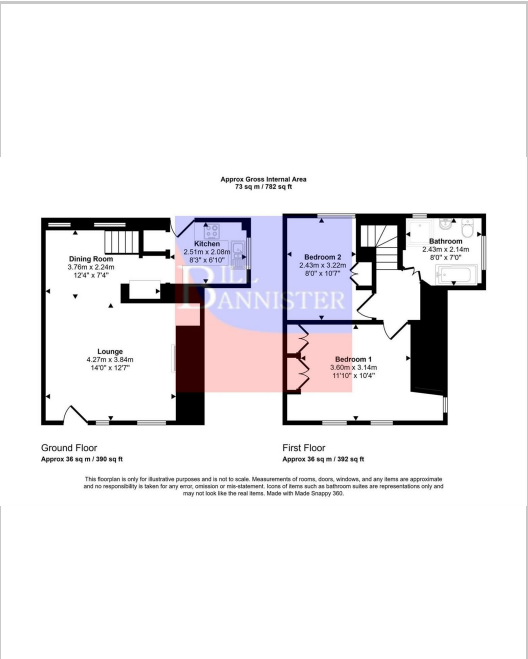
Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Likely, Vodafone Limited (sourced from Ofcom).

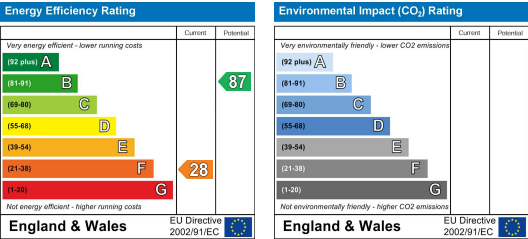
Area Map



Floor Plans



Energy Efficiency Graph



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