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**Chapel Hill,
Ponsanooth, Truro**

**Guide Price £365,000
Freehold**





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Property Introduction

This end-of-terrace cottage dates back to the 1700's and is located in the popular village of Ponsanooth.

There are beautiful gardens that have been enjoyed by the family over the years with the constantly changing array of flowers and plants blooming throughout the seasons. The garden also features a useful summerhouse.

The cottage has a kitchen/diner and shaker style cupboards and a charming lounge/diner featuring a beamed ceiling along with an inglenook fireplace housing a multi-fuel stove. Three bedrooms and a modern shower room can be found on the first floor. A useful utility boot room/WC is found to the side of the property and is accessed from the outside but could lend itself subject to necessary planning permission.

On arrival, one will find a large parking area providing parking for several vehicles with a stunning garden and greenhouse.

Location

Ponsanooth is a sought after village with a good range of facilities, these include the village Primary School, Public House, Post Office/general stores, playing field and the beautiful Kennal Vale - formerly a gun powder works, now maintained by the Cornwall Wildlife Trust as a nature reserve which is a wonderful place to walk. All of these are within easy access of this home.

One of the attractions of Ponsanooth is its convenient location being a popular village with a lovely community feel. The village is almost centralised for the the towns of Falmouth and Redruth, being both five miles distant and Penryn the nearest town, is just three miles distant. The three towns offer a further range of shopping, commercial and schooling facilities and the City of Truro, the administrative and commercial centre of Cornwall, is seven miles distant having a mainline Railway Station connecting to London Paddington.

ACCOMMODATION COMPRISES

Double glazed stable door opening to:-

KITCHEN/DINER 19' 5" x 8' 1" (5.91m x 2.46m) maximum measurements

A triple aspect room with double glazed window to the front with deep sill and double glazed windows to the rear and side elevations. Range of Shaker style cupboards with granite worktops over incorporating a one and a half bowl sink unit with

drainer with tiled sills and tiled surround. Inset range style LPG gas cooker. Space for fridge and space for dishwasher. Night store heater. Wood flooring. Under stairs storage cupboard. Stairs rising to the first floor. Latch and brace door to lounge. Step into:-

LOUNGE/DINER 17' 1" x 11' 11" (5.20m x 3.63m)

Beamed ceiling, inglenook fireplace with a slate hearth housing a multi-fuel burner. Double glazed window to front elevation with deep sill. Wall lights. Stable door at the dining end opening to the rear garden.

FIRST FLOOR LANDING

Double glazed window. Loft hatch (the immersion tank is in the loft). Latch and brace doors off to:-

BATHROOM

Porcelain sink sat on a worktop with cupboard under, low level WC and shower cubicle housing an electric shower. Double glazed window with fitted roller blind. Heated towel rail. Linoleum flooring. Extractor fan.

BEDROOM ONE 13' 6" x 9' 6" (4.11m x 2.89m) maximum measurements

Double glazed window to the front elevation. Wardrobe with over head storage around the bed. Exposed granite feature wall.

BEDROOM TWO 13' 7" x 7' 4" (4.14m x 2.23m) maximum measurements

Double glazed window to the rear. Inset wardrobe and cupboard.

BEDROOM THREE 9' 3" x 5' 5" (2.82m x 1.65m) maximum measurements, irregular shape

Double glazed window overlooking the garden. Display shelving. Storage cupboard.

UTILITY/BOOT ROOM/WC 10' 11" x 5' 5" (3.32m x 1.65m)

Accessed by an external door with a low level WC, sink and drainer. Space for washing machine and freezer. Double glazed window.

OUTSIDE

The front has a parking area for several cars, a car port with climbing roses and a greenhouse. The rear garden is arranged into three tiers with a stone wall surround and an abundance of beautiful flower borders, apple trees, lilac tree, hollyhocks, primroses and tulips to name a few. Featuring a top tier of lawn with gravelled areas and a large summerhouse with lighting and power. Storage shed and raised patio tucked away for privacy and to catch the sunshine.

AGENT'S NOTE

Right of access to the front and rear to the neighbouring properties. The Council Tax band is band 'C'.

DIRECTIONS

On the A393 heading towards Redruth from the Falmouth direction turn sharp left at the Stag Hunt Inn in the centre of the village. Proceed up Commercial Hill into Commons Lane. Take the next left hand turn and head over Lower Terrace onto Rye Hill. Follow the road that wraps around to the right of the Methodist Church and Chapel hill is on the right. If using What3words:- opponent.derange.rumble



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Located in the popular village of Ponsanooth
- Three bedroom end of terrace character cottage
- Modern Shaker style kitchen/diner with range cooker
- Lounge/diner with beamed ceilings and inglenook fireplace housing a multi-fuel burner
- Modern shower room
- Utility/boot room to the side of property
- Beautiful well cared for gardens and patio
- Generous parking area for 4/5 cars
- Seating at the front to soak up the sun
- Scope for improvement to put your own stamp on, and CHAIN FREE



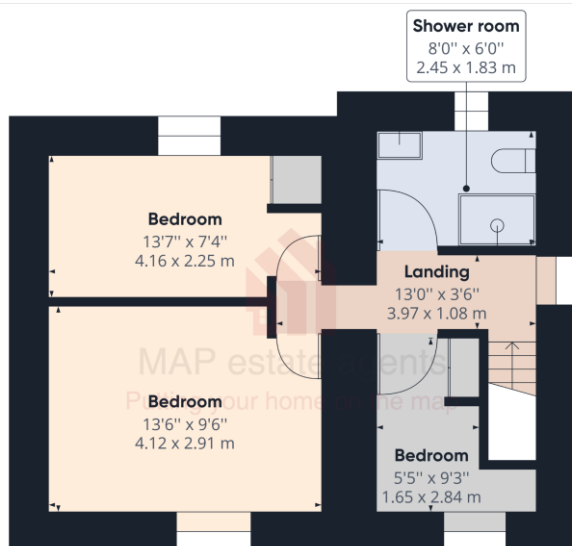
Approximate total area⁽¹⁾
460.16 ft²
42.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area⁽¹⁾
380.06 ft²
35.31 m²

(1) Excluding balconies and terraces

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Floor 1

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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