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**Lower Terrace,
Ponsanooth, Truro**

**Guide Price £475,000
Freehold**





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Property Introduction

This very unique reverse level detached house is a must see! Beautifully presented, the layout is to benefit from the beautiful countryside views. There is a lounge with a freestanding wood burner, vaulted ceilings leading around to the kitchen/diner as you enter. These rooms all take in the elevated views across the countryside and doors from the lounge lead out onto a small glass balcony. There is a cloakroom and further reception room/snug (previously the integrated garage that could serve as a fourth bedroom if required).

Stairs from the lounge lead down to the ground floor level where one will find three double bedrooms, each with their own en-suite bathroom. Two of the bedrooms lead out onto an enclosed patio, garden and raised deck. There is also a Tiki bar! A handy utility room completes the ground floor and there is off-road parking for one car.

Location

Ponsanooth is a delightful village located an equal distance from Redruth and Falmouth by five miles, making it an ideal location for commuting. The village has a popular Primary and pre-school, a well stocked village shop with Post Office and the popular 'Stag Hunt Inn'.

There is a village hall which hosts many events within this thriving community. The River Kennel runs through the village which, in days of old, powered a gunpowder mill which is now a leafy nature reserve where woodland walks can be enjoyed. One will be spoiled for choice with shopping in all directions with the city of Truro, the bustling harbour town of Falmouth or Redruth within easy reach.

ACCOMMODATION COMPRISES

Double glazed door to:-

FIRST FLOOR HALLWAY

Tiled flooring, shoe and coat storage and radiator. Door to:-

LOUNGE 16' 9" x 16' 2" (5.10m x 4.92m) maximum measurements

Double glazed window. Focal point freestanding wood burner set on a slate hearth, exposed beams, vaulted ceiling and double doors to balcony. Radiator. Open to:-

KITCHEN/DINER 16' 1" x 13' 5" (4.90m x 4.09m) maximum measurements

DINING AREA

Two double glazed sash windows to one wall. Tiled flooring, low level wall and surround. Radiator.

KITCHEN

'Velux' window, Range of wall-standing high gloss units with worktop over incorporating a one and a half bowl sink unit, tiled upstands with shelving above and deep drawers below. Integrated oven and five ring gas hob with extractor hood above and tiled splashbacks. Vaulted ceilings and wooden beams. Door to:-

SNUG/BEDROOM FOUR 15' 6" x 11' 0" (4.72m x 3.35m) maximum measurements

Double glazed windows with fitted wooden shutters. Inset spotlighting, cupboard housing electrics and loft hatch.

CLOAKROOM

Double glazed obscure glass double glazed window. Pedestal wash hand basin and low level WC. Spotlighting and radiator. Returning to lounge, stairs leading down to:-

GROUND FLOOR HALLWAY

Understairs storage and radiator. Doors off to:-

BEDROOM ONE 12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed doors and windows leading out to the patio and garden. Radiator. Door to:-

EN-SUITE SHOWER ROOM ONE

Double glazed window, spa bath with tiled surround, vanity wash hand basin, concealed cistern low level WC and shower cubicle housing mains shower. Heated towel rail and extractor fan.

BEDROOM TWO 16' 2" x 8' 11" (4.92m x 2.72m) maximum measurements

Two double glazed sash windows with fitted shutters and doors leading onto patio/garden. Door to:-

EN-SUITE SHOWER ROOM TWO

Double glazed obscured glass window. Low level WC, vanity wash hand basin with mirror above and shower cubicle with tiled surround housing electric shower. Extractor fan and heated towel rail

BEDROOM THREE 11' 5" x 9' 11" (3.48m x 3.02m)

Double glazed sash window with wooden shutters and radiator. Door to:-

EN-SUITE SHOWER ROOM THREE

Low level WC, counter top sink unit with vanity cupboard underneath, mirror above, tiled surround and separate shower cubicle housing electric shower with tiled surround. Extractor fan. Tiled flooring and heated towel rail,

UTILITY ROOM

Double glazed sash window, sink unit and drainer with tiled splash cupboards under, wall mounted gas combination boiler. 'Samsung' washing machine, wall mounted shelving. Double glazed doorway leading to the outside, tiled flooring and radiator.

OUTSIDE FRONT

To the front of the property, there is a block paved driveway for one car along with an electric charge point. Two log stores. Gated pedestrian access leads to:-

REAR GARDEN

The rear garden is well presented and fully enclosed by fencing to ensure a great degree of privacy and features a raised deck with lighting over, Tiki bar, shed and four electric points.

SERVICES

Services connected are mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

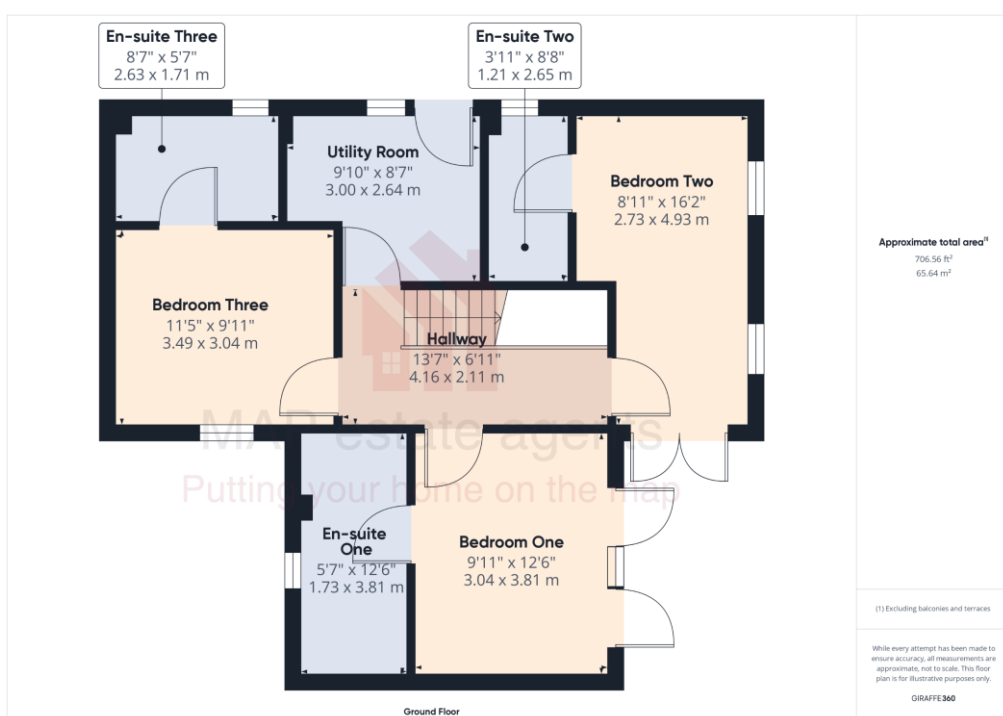
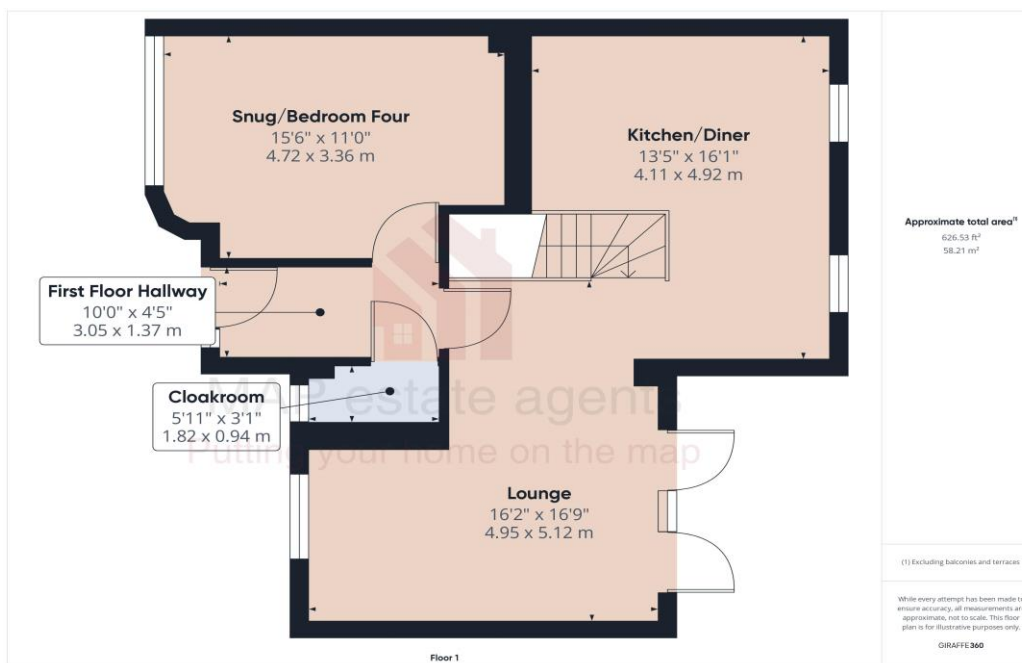


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Unique detached reverse level house
- Located in the popular village Ponsanooth
- Beautifully presented light and bright accommodation
- Three double bedrooms
- Three en-suite bathrooms plus cloakroom
- Lounge with wood burner, vaulted ceilings and countryside views
- Kitchen/diner plus separate utility room
- Enclosed private rear garden with Tiki bar!
- Separate snug/fourth bedroom
- Parking for one car on driveway and electric charging point



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01326 702400 (Helston & Lizard Peninsula)

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