



Hendra Cottage

Hendra Cottage, Hendra Road, St. Dennis, St. Austell, Cornwall, PL26 8EQ

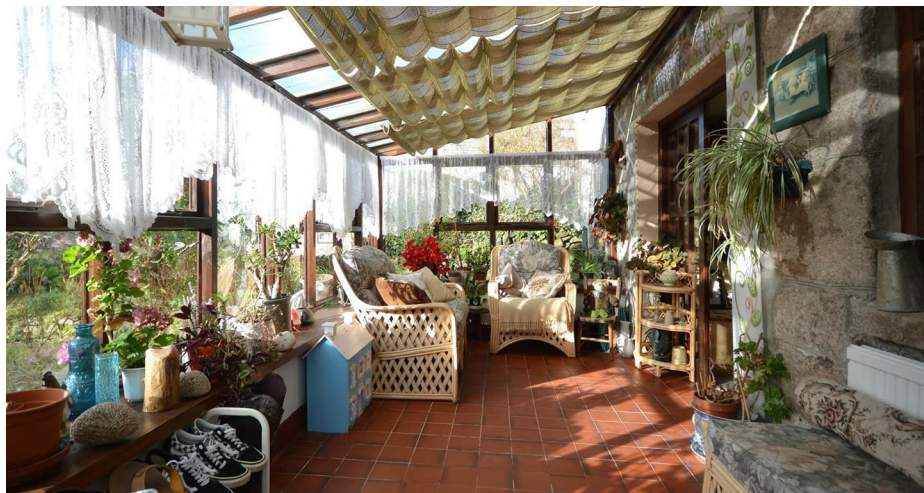


A30(T) 2.5 miles St Austell 7 miles

Situated in the centre of St Dennis, a detached attractive & historic granite cottage with garage, front and rear gardens

- Character Cottage
- Kitchen & Dining Room
- Living Room
- 3 Bedrooms & Bathroom
- Potential to extend (stp)
- Detached Garage
- Front Garden & Rear Enclosed Garden
- Possible Potential for Plot (stp)
- Freehold
- Council Tax Band C

Guide Price £350,000



SITUATION

St Dennis offers a comprehensive range of facilities including surgery, primary school, church, chemist, general stores, hairdressers, butchers, veterinary, post office, fish and chips, kebab shop and so forth. These are supplemented by the town of St Austell about 7 miles to the south. There is a junction onto the A30(T) about 2.5 miles to the north and there are stations on the London Paddington line at St Austell and Bodmin Parkway.

DESCRIPTION

The approach to Hendra Cottage is over a short tarmac drive, with attractive garden areas to either side, and which leads to car parking areas adjacent to the garage.

The cottage stands in a south-facing position overlooking its own pretty garden and presents accommodation arranged over two storeys.

The entrance is to a good sized front Conservatory with triple aspect, deep flowerpot shelving and small paned double doors which open to the Kitchen and Dining Room. The Kitchen presents a range of matching base and eye level units with tiled worktops to splashback tiling and includes a stainless steel single drainer sink unit with vegetable bowl and mixer tap, inset Hotpoint fan assisted oven and grill (new 2022), Siemens four electric rings, space and plumbing for dishwasher, display cabinet and display shelf. There is a recess for freestanding refrigerator freezer, adjacent to which are doors to the outside and an under-stairs Larder Cupboard.

In the Dining Area is an attractive and wide granite fireplace with timber beam and inset gas fired wood-burner and original cloam oven.

Also on the ground floor is a well-proportioned Living Room with double aspect and stone fireplace with inset electric wood-burner with copper canopy over. At the rear of the Living Room are small paned double doors with side lights which open to the rear.

On the first floor, off a full width Landing are three Bedrooms, the main one of which boasts a range of fitted bedroom furniture, and a Bathroom with panelled bath with shower and concertina shower screen over, wc, pedestal washbasin, heated towel radiator and doors to the Airing Cupboard.

It is considered there is potential to extend the cottage to rear if desired (stp).

THE DETACHED GARAGE

The detached single garage includes a metal

up-and-over door, concrete floor, storage space in the roof void, side personnel door and power and lighting.

THE GARDENS

To the front of Hendra Cottage is an attractive well-tended garden intersected by a garden path with areas of lawn, deep flower and shrub beds and a small pond.

To the rear is an enclosed dog-friendly courtyard garden with level seating areas with deep banked ornamental tree and shrub borders, including a Ginkgo tree and, at a higher level, around an area of grass, an Apple tree. Also included in the rear garden area is an open covered Log Store, further Store and outside Privy with low level wc.

It is considered there may be potential within the garden area for an infill residential building plot in place of the Garage – subject to all necessary consents and approvals.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

On the A30(T) exit at the Highgate Hill junction and take the B3279 towards St Dennis. Drive to the St Dennis and on entering the 30mph limit sign, follow the road around to the right and drive down into the village. Follow the road to the left towards St Austell, drive up the hill, pass the Spar shop on the left and follow the road around to the right. After 200 yards, follow the road around to the right and at the end of the grass, turn left and left again into the driveway.

SERVICES

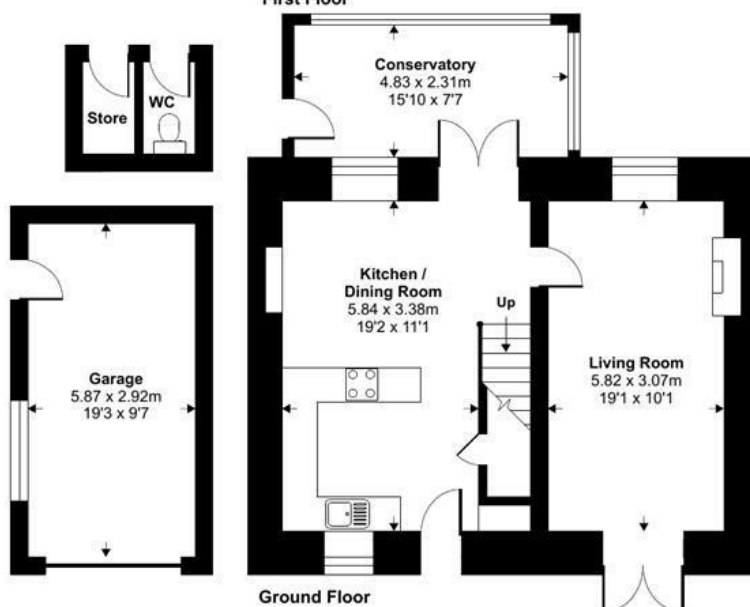
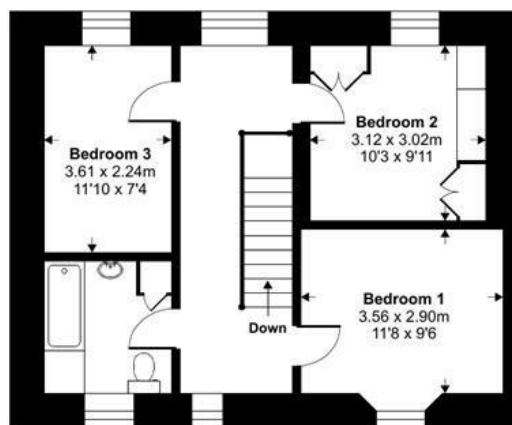
Mains water, electricity and drainage connected. LPG gas fired central heating. TV and telephone points.



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Approximate Area = 1172 sq ft / 108.8 sq m
Garage / Store / WC = 220 sq ft / 20.4 sq m
Total = 1392 sq ft / 129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 922898

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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