



2 Laity Cottages, Wendron, TR13 0NW

£395,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Laity Cottages

- FOUR BEDROOMS
- FAR REACHING RURAL & SEA VIEWS
- MASTER EN SUITE
- BEAUTIFULLY PRESENTED COTTAGE
- FREEHOLD
- COUNCIL TAX BAND B
- EPC – E49

Situated in the roadside Cornish hamlet of Carnebone, is this four bedroom, spacious, early Victorian semi-detached cottage of immense charm and character. Greatly enhanced and extended by the current vendors, the residence is beautifully presented and enjoys far reaching views over open countryside with both Mount Bay and Falmouth Bay in the distance.

In brief, the accommodation comprises an entrance area, shower room, bedroom four, lounge and, completing the ground floor, a kitchen/diner. On the first floor is a bathroom and three bedrooms, the master of which boasts an en suite shower room. To the outside is a pleasant garden and parking area for a number of vehicles.

The residence benefits from oil fired central heating and double glazing with a real feature of the property being an impressive inglenook fireplace in the lounge.

Laity is a small hamlet a short drive from the bustling market town of Helston which has many amenities. These include national stores, health centres, cinema and a leisure centre with indoor pool. There are a number of well regarded primary schools and a secondary school with sixth form college whilst a university campus can be found in the nearby port town of Falmouth which is some ten miles distant. The property is well located with a road link to Falmouth and the county capital of Truro some fourteen miles away which has a mainline railway station with regular services to London Paddington.

THE ACCOMMODATION COMPRISSES (DIMENSIONS APPROX)

Door to -







ENTRANCE AREA

With tiled floor, door to bedroom four, door and step up to lounge, door to -

SHOWER ROOM

Comprising close coupled W.C., shower cubicle and a pedestal washbasin. There is space for a washing machine and the room houses the boiler. There are partially tiled walls.

BEDROOM FOUR 11'9" x 9' (3.58m x 2.74m)

With outlook to the side.

LOUNGE 13'9" x 12'3" (4.19m x 3.73m)

With an impressive feature inglenook fireplace which acts as a focal point for the room with stone hearth housing a multi fuel burner and a decorative Cornish range stove which is not in working order. Beamed ceiling. There is an outlook to the rear and opening to -

KITCHEN/DINER 16' x 12'3" (4.88m x 3.73m)

With outlook to the front and with a former fireplace with tiled hearth. The room has a beamed ceiling.

KITCHEN AREA

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven, induction hob and hood over. The room is dual aspect and has a beamed ceiling.

STAIRS & LANDING

With doors to all bedrooms, airing cupboard and door to -

BATHROOM

A suite comprising roll top bath with both mixer tap and flexible shower hose over, close coupled W.C., pedestal washbasin and a shower cubicle. There is a towel rail, access to the loft and a frosted window.

BEDROOM ONE 24' x 9' narrowing to 6'6" (7.32m x 2.74m narrowing to 1.98m)

An impressive vaulted room with beamed ceiling, Juliette balcony to take full advantage of the far reaching views over the Cornish countryside and the sea in the distance. There is a skylight and door to -

EN SUITE

Comprising close coupled W.C, washbasin with mixer tap and a shower cubicle. The room has a skylight and a vaulted beamed ceiling.

BEDROOM TWO 11'6" narrowing to 9'6" x 11' (3.51m narrowing to 2.90m x 3.35m)

With outlook to the rear, over the road and across to open countryside.

BEDROOM THREE 12'3" x 8' (3.73m x 2.44m)

Looking over the road towards open countryside.

OUTSIDE

To the outside of the property is a pleasant garden with an area which would seem ideal for al fresco dining with established plants and shrubs. There is parking for a number of vehicles. Fine views can be enjoyed from the garden across open countryside.

AGENTS NOTE ONE

We are advised that the property has private drainage.

AGENTS NOTE TWO

We are advised that there is a small area which is flying freehold which the owner hopes to rectify shortly.

AGENTS NOTE THREE

The residence is situated within a small roadside hamlet near to the A394 Helston to Falmouth road.

AGENTS NOTE FOUR

We are advised that the property is accessed via a private lane which the residence has a right of way over and contributes to the shared costs of the upkeep of this private road.

SERVICES

Mains electricity and water.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.





DIRECTIONS

From Helston take the A394 for Falmouth and pass through Trewennack and continue past the Al Car Sales forecourt on the right hand side. Continue through Manhay, past Manhay Farm and up the hill where the road has an overtaking lane. Proceed along for around a quarter of a mile and towards the brow of the incline there will be a row of cottages on the right hand side. Turn right by them and 2 Laity Cottages is the second cottage on the right hand side.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

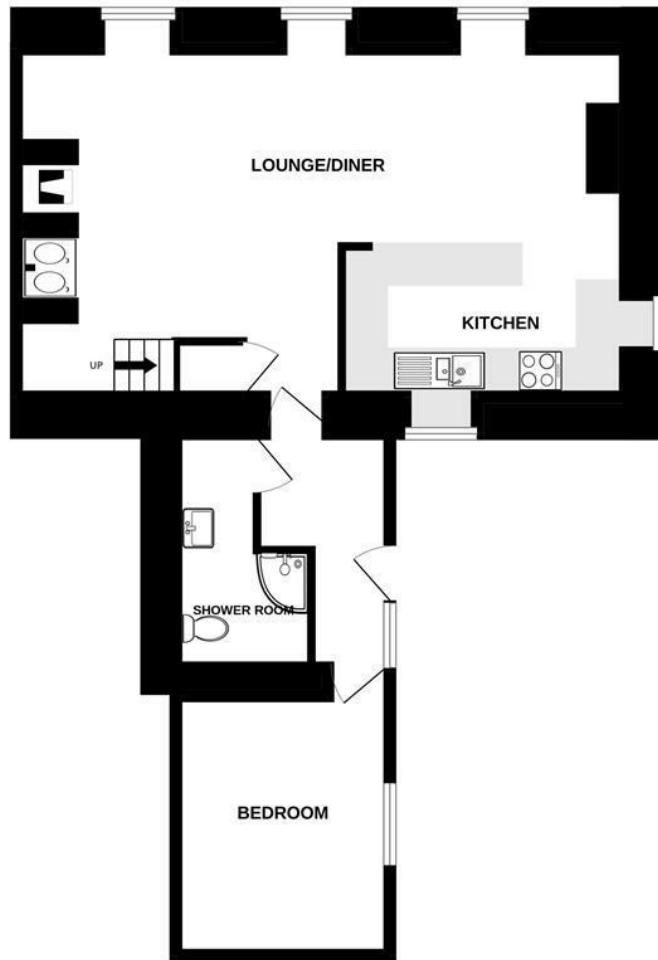
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

16th July, 2024.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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