

"Estate Agency is evolving...evolve with us"



Harmony Cottage St. Columb TR9 6NS

£310,000

A GORGEOUS DOUBLE FRONTED THREE BEDROOM COTTAGE WITH A GENEROUS, WESTERLY FACING PRIVATE GARDEN, A DOUBLE GARAGE AND DRIVEWAY PARKING. THIS PROPERTY OOZES CHARM AND CHARACTER AND IS PRESENTED TO A SUPERB STANDARD LOCATED IN A CONVENIENT LOCATION IN THE HEART OF CORNWALL.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- GORGEOUS THREE BEDROOM DOUBLE FRONTED CHARACTER COTTAGE
- PRIVATE, WELL ESTABLISHED GARDEN
- GARAGE AND DRIVEWAY PARKING FOR TWO CARS
- PRESENTED TO A SUPERB STANDARD
- TWO LOG BURNERS
- OOOZING CHARACTER WITH MANY CHARMING ORIGINAL FEATURES
- UTILITY ROOM AND PLENTY OF STORAGE
- ALL MAINS SERVICES
- EASY ACCESS TO THE A30

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Harmony Cottage, well located close to the heart of Fraddon in central Cornwall. There's many amenities including The Blue Anchor Inn just across the road...more extensive shopping can be found at Kingsley Village, about half a mile away, which includes a Marks and Spencer's, Boots, TK Maxx, Starbucks, Mountain Warehouse and Next, as well as a Petrol Station and a McDonalds.

Fraddon benefits from being by-passed by the A30 providing good road communication links up and down the spine of Cornwall. The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 13 miles to the south-west, and being centrally located within Cornwall. This area provides easy access to the A30 and the larger towns of St Austell, Bodmin and Truro. The neighbouring village of Indian Queens has a Primary School and children in this area would naturally travel to Newquay for secondary education.

This gorgeous double fronted property has been lovingly cared for by the current owners who have created a brilliant family home with flexible, spacious accommodation over two floors. Built in 1894, this property oozes character and retains many charming original features complimented by modern touches throughout.

A neat and welcoming entrance hallway with stairs to the first floor guides you into the lounge on the left and the dining room on the right. Both rooms have a cosy feel with ample space for the whole family to relax at the end of the day. There's log burners in both the lounge and dining room so you will always be cosy whichever room you decide to relax in. The kitchen at the rear has a picture window overlooking the garden and offers a generous range of modern shaker style cupboards with a tiled floor, an integrated oven and gas hob with space for a dish washer and a fridge freezer. Towards the rear, there's a storage area perfect for coats and boots with the added luxury of a utility room with plumbing for a washing machine and direct access to the garden.

All three bedrooms can be found on the first floor, they're all generous doubles and presented to a great standard with high quality carpets and modern fresh decor. The main bedroom has dual aspect windows and is a great size with plenty of room for wardrobes and other furniture. The bedroom at the rear enjoys far reaching rural views towards the north Cornish coast. Also on the first floor, the family bathroom is presented to a fabulous standard and has a bath with a separate shower and is partly tiled with a window to the rear. From the landing, there's a useful airing cupboard and access to the loft which is boarded and has the advantage of a 'Dry Master' (installed to prevent condensation.)

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are upvc double glazed.

Externally, the westerly facing rear garden is a peaceful haven of tranquility. It is well established, private and a generous size with a huge array of well looked after roses, fruit trees and many other plants. There's a good size lawn, a decked area perfect for family BBQs and social gatherings and a hard standing ideal for a green house. A few steps from the rear garden lead down to the double garage and driveway parking for two cars at the rear. The garage has power and light. There's also two garden sheds.

In summary, this gorgeous cottage combines the perfect blend of old and new, perfect for family life and conveniently located close enough to the A30 to make the daily commute easy.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Lounge
5.03m x 4.37m (16'6 x 14'4)

Dining Room
5.03m x 2.67m (16'6 x 8'9)

Kitchen
3.78m x 3.05m (12'5 x 10'0)

Utility
2.36m x 1.68m (7'9 x 5'6)

Bedroom 1
4.98m x 2.64m (16'4 x 8'8)

Bedroom 2
3.66m x 3.05m (12'0 x 10'0)

Bedroom 3
3.89m x 2.18m (12'9 x 7'2)

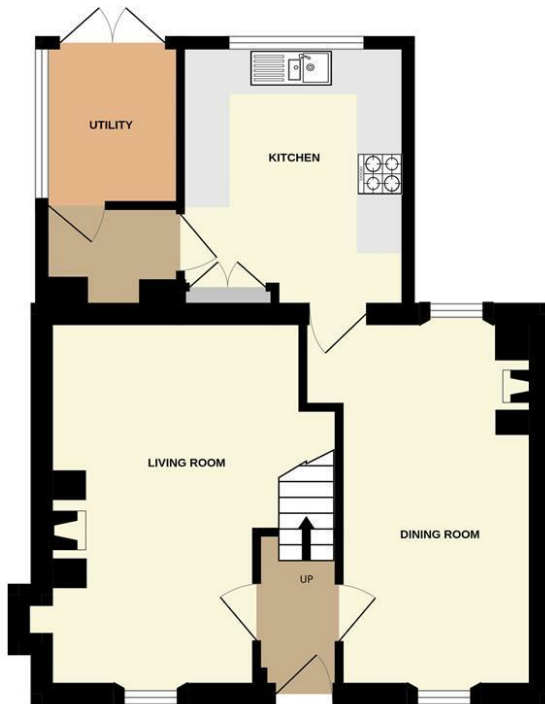
Bathroom
3.10m x 2.26m (10'2 x 7'5)

Garage
5.41m x 5.00m (17'9 x 16'5)

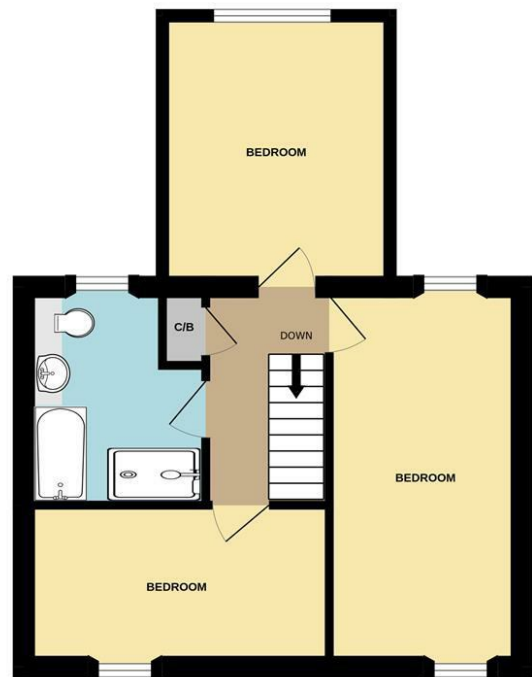
"Estate Agency is evolving...evolve with us"

FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.