Laskowski &Co



1 St Michaels Road, Ponsanooth, Truro, TR3 7EB

£375,000

A highly versatile and individual 5 bedroom semi-detached cottage, situated conveniently for local village amenities, boasting excellent proportions throughout, much character and the addition of a 1 bedroom studio 'annexe' to the side, offering the possibility of generating useful ancillary income. Further features include a broad driveway, rear garden terrace providing varied and sheltered sitting out spaces, internally accessed basement allowing for useful storage, solar panelling (owned outright), converted loft space and ground floor wet room.

Key Features

- Sizeable village home
- Solar panels providing quarterly income
- Inglenook fireplace with multi-fuel stove
- Loft space and basement area
- 5 bedrooms, 3 bath/shower rooms
- 1 bedroom studio annexe
- Character and charm
- EPC ratings C and D











THE ACCOMMODATION COMPRISES

RECEPTION HALLWAY
Light and bright, with inset coir matting upon entry, ceiling light, coat hooks, radiator, wood-effect flooring and two ceiling lights. Stripped pine doors leading to the annexe, and utility cupboard housing space and plumbing for washing machine together with varying shelving and coat hooks. Further doors to the wet room, office/guest bedroom and double glazed door to rear courtyard. Opening leading to the living room.

WET ROOM
Specially adapted for specific needs i.e. those with disabilities. Comprising low flush WC, pedestal wash hand basin with separate hot/cold taps and walk-in shower with shower curtain and mains powered shower. Tiled flooring throughout, further tiling to wet areas. Obscure glazed window to far side. Radiator, towel rail, wall-mounted cupboard. Ceiling light, two contemporary wall lights, extractor fan, stripped pine false door that previously led into the guest bedroom to create Jack and Jill access, which can be reinstated.

OFFICE/GUEST BEDROOM
Particularly broad and spacious, providing a light and double aspect with glazed doors to the rear elevation offering a pleasant outlook over the enclosed lower courtyard. Bespoke stripped pine storage and office unit providing varying storage, with worksurface spanning the width of the room. Slimline double glazed window, vertical radiator, ceiling light. Wall-mounted open storage unit, telephone and internet point.

LIVING ROOM
Characterful, particularly cosy and nicely proportioned featuring central granite inglenook fireplace with recessed woodburning stove set on a stone hearth, together with further features including exposed stonework, painted ceiling beams and recessed multi-pane casement windows with deep sills providing window seats. Bespoke built-in storage unit with display lighting. Ceiling height cupboard housing electrical consumer unit and meter, together with ancillary meter for solar PV system. Two ceiling lights, vertical radiator, further radiator, two wall lights, TV aerial point, telephone point. Stripped pine door leading to ground floor landing and further opening at mid-point with step down, leading into the:-

KITCHEN
A comprehensive, modern and fully fitted kitchen featuring a variety of panelled units set both above and below an oak worksurface with inset Belfast sink with draining feature either side and mixer tap. Integral appliances include: Hotpoint electric oven, microwave oven over, five ring gas hob with concealed extractor, built-in Blomberg dishwasher and tall built-in fridge/freezer unit. Recessed multi-pane casement window to front elevation with outlook over the tree-lined valley of Ponsanooth. Painted ceiling beams, two sets of ceiling spotlights, radiator. Slate-effect flooring, feature painted wall panelling throughout.

GROUND FLOOR LANDING
From the living room, a ground floor landing with staircase rising to first floor level. Radiator, ceiling light. Access to an alternate entrance via a panel door, with two steps down to the boiler room, with four pane external door, ceiling light, wall-mounted coat hooks and ATAG wall-mounted boiler providing domestic hot water and heating. Granite stairs descend to the:-

BASEMENT
A particularly useful area set in an L-shape with concrete floor, low ceiling with exposed floor beams and worksurface set throughout to create a workshop-style environment, together with wall-mounted shelving, power and light. Particularly useful for those discerning purchasers requiring extra dry storage.

FIRST FLOOR
Stairs rise to the first floor landing with a broad mid-landing point with recessed casement window to the front elevation providing a pleasant outlook over the neighbouring tree-lined valley of Ponsanooth.

LANDING
Part-galleried to stairwell below, with a small split-level at mid-point. Stripped pine doors lead to bedrooms one, two and two further panel doors lead to the main shower room and bedroom three. Staircase rising to useful loft area. Two ceiling lights, radiator.

BEDROOM ONE
A double aspect and nicely proportioned principal bedroom with two multi-pane casement windows to the side and rear elevations, both with double sills and window seats. Slimline cupboard and notably, comprehensive built-in wardrobes to one wall providing plentiful storage and hanging space. Ceiling light, radiator.

BEDROOM TWO
A double room with recessed window with double sill and window seat, together with multi-pane casement window providing an elevated outlook over the terraced rear garden. Ceiling light.

MAIN SHOWER ROOM
A wet room comprising low flush WC, vanity unit with sink and mixer tap and broad walk-in shower cubicle with glazed shower screen and mains power shower and ancillary handheld attachment. Stripped pine ceiling with inset downlights. Four pane casement window providing an elevated outlook over the tree-lined valley of Ponsanooth. Heated towel rail, tiling to wet areas, and waist height feature panelling to WC and vanity unit.

BEDROOM THREE
A double aspect single room providing plentiful light with two sets of casement windows to the front and side elevations, together with ceiling light and radiator.

LOFT ROOM ONE
A small area, ideal for storage needs or as an office space used occasionally, set within the pitch of the roof, with painted beams, strip lighting, wall-mounted shelving and Velux window offering much natural light and an exceptional view across the village of Ponsanooth incorporating the playing field and rolling fields to the distance.











LOFT ROOM TWO
Offering the potential to be used informally as a bedroom, once again, set within the roof pitch, featuring painted beams, wall-mounted shelving, useful eaves storage and Velux window providing views akin to loft space one.

THE EXTERIOR

FRONT DRIVEWAY
A broad tarmacadam driveway providing parking enough for two/three vehicles. Exterior water tap. Side access providing a pathway around the property featuring deep shed to the front boundary, together with external plug points. Stone walling and mature hedging provide a boundary from the roadside, with a pathway leading out onto the:-

REAR COURTYARD
A sheltered and paved area with access directly from the office/guest bedroom and to the far side of the entrance hallway, well enclosed via granite walling and a mature hedge with an opening leading into the:-

TERRACED REAR GARDEN
From the enclosed patio, granite stones continue round the rear of the property, with a tiered garden navigated by a gentle cobbled pathway descending to a quaint seating area, particularly well shaded via panel fencing and mature hedging with tree fern to the far side. Exterior courtesy light, mature shrubbery, apple tree.

STUDIO ANNEXE

SEMI OPEN-PLAN KITCHEN/LIVING/BEDROOM AREA
Exceptionally useful, allowing the ability to generate ancillary income or house a dependant relative/adolescent junior. A deep, double aspect room segregated by stud wall at midpoint. Integral door leads into main property. Initial area comprising kitchenette and bijou living space. Beyond the dividing wall exists space for a double bed, with door leading into the:-

SHOWER ROOM
A white three piece suite comprising low flush WC, vanity unit with sink, and corner shower cubicle with mains powered shower.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating. Solar panelling owned outright by our clients, providing a lucrative feeding tariff with approximately £1,200 per annum being generated at present.

COUNCIL TAX
Band B - Cornwall Council.

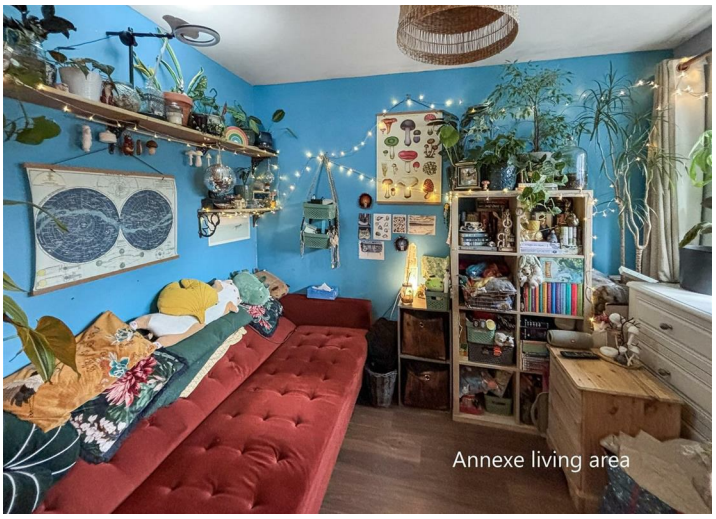
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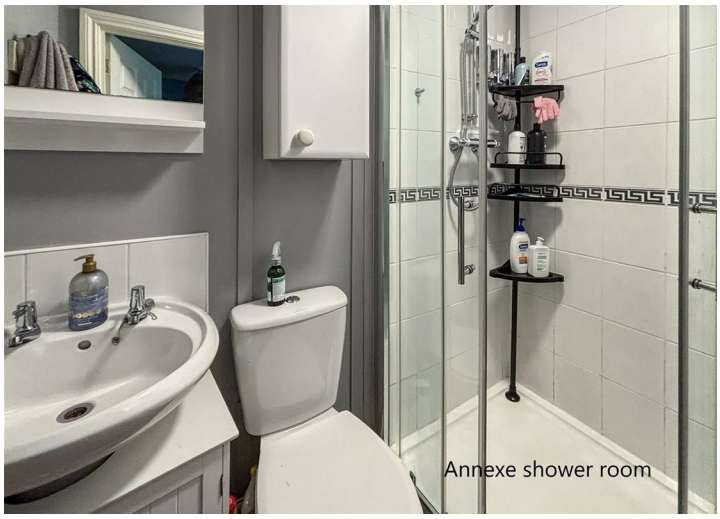
VIEWING
Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



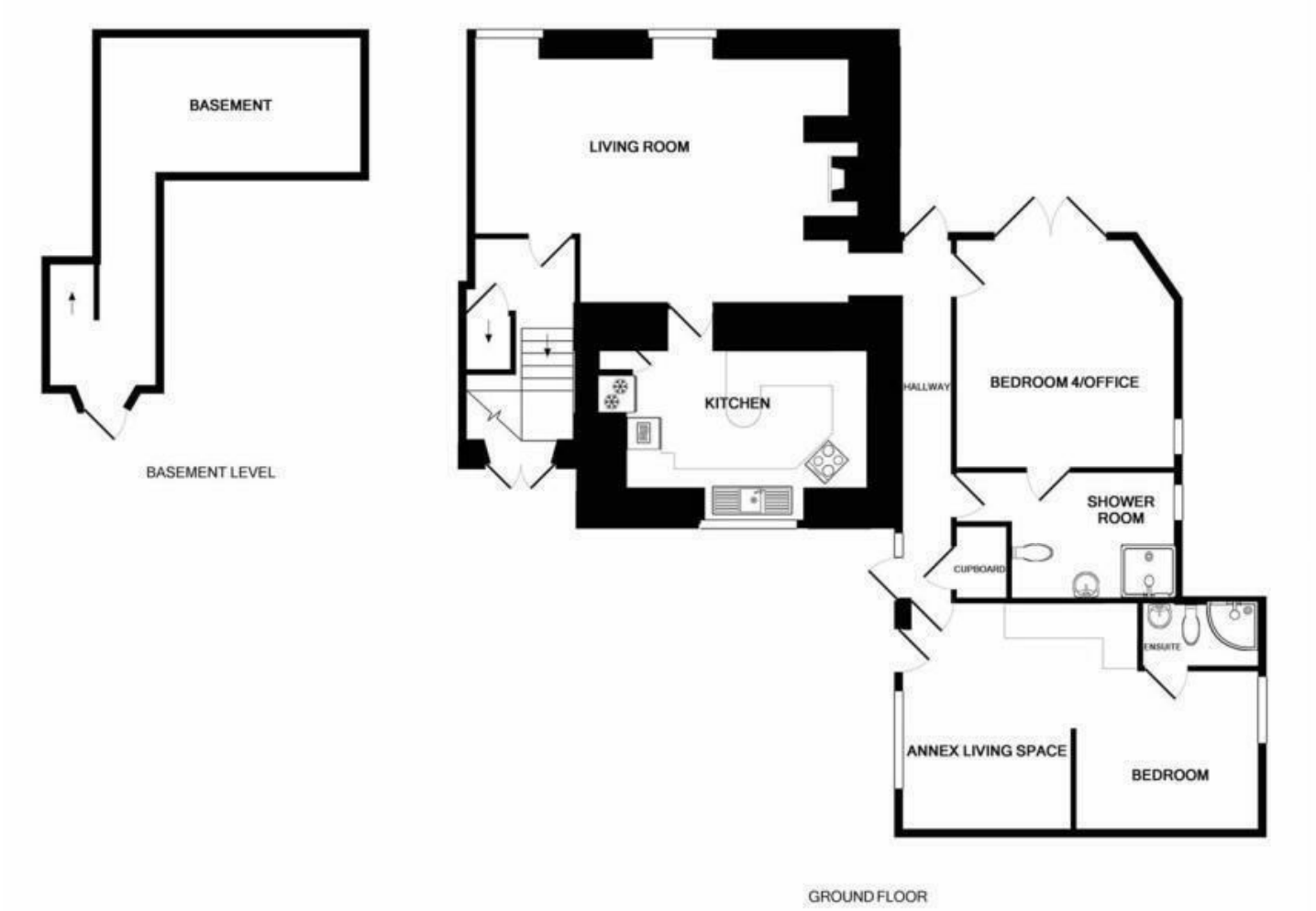



Annexe kitchen

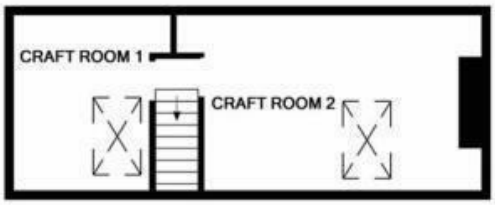

Annexe living area


Annexe shower room

Floor Plan







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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