



£305,000

An Coth Eglos Canonstown

Terraced House | 4 Bedrooms | 2 Bathrooms

07751 768888 or 01736

SALT

[www.saltestateagents.co.uk](http://www.saltestateagents.co.uk)



# Step Inside

---

## Key Features

- Spacious and Light Wesleyan Chapel Conversion
- Flexible Accommodation
- 4 Good Sized Bedrooms (2 On The Ground Floor)
- Open Plan Kitchen/Living/Dining. Utility
- Further Large First Floor Living Room
- 2 Bathrooms.
- Enclosed Courtyard Garden. Dedicated Parking Space
- Gas Central Heating



## Property Description

This spacious and light home was converted from an attractive former Wesleyan Chapel. Flexible accommodation is provided by open plan kitchen/living/ dining, utility, 2 bedrooms, and a bathroom on the ground floor. There is a further stunning living room with a vaulted ceiling, 2 bedrooms, and a bathroom on the first floor. Courtyard garden and dedicated parking space. This property truly needs to be seen to appreciate what it has to offer,

## Main Particulars

This spacious and light home was converted from an attractive former Wesleyan Chapel.

Accommodation is provided by open plan kitchen/living/ dining, utility, 2 bedrooms, and a bathroom on the ground floor. There is a further stunning living room with a vaulted ceiling, 2 bedrooms, and a bathroom on the first floor.

Courtyard garden and dedicated parking space.

From the front of the property wrought iron gates open into the granite courtyard area with steps up to the attractive double front doors, with a glazed fanlight over, which open into the

### Lobby

Pretty terracotta tiled floor, vaulted ceiling, space for coat and boot storage. Radiator.

A step and half-glazed door into

### Open Plan Living/Dining Room 5m x 6.06m (16'4" x 19'8")

This lovely light spacious room has a large wood framed double glazed feature arched window to the front aspect with a deep windowsill. Under-stairs storage cupboard. Open void to the first floor. Ample room for a large dining table and chairs and a sofa seating TV area. 2 Radiators.

Large opening into

### Kitchen Area 3.6m x 2.6m (11'8" x 8'5")

Large wood framed double glazed sash window to the rear aspect with a deep sill. A range of Oak base and wall units with worktops over and inset one and a half bowl stainless steel sink and drainer, tiled splashback, Neff built-in oven and induction hob with Zanussi extractor over. Integral fridge. Space and plumbing for a dishwasher. Space for a large American-style fridge freezer. Downlighters. Radiator.

Door into

### Utility 2.7m x 1.6m (8'8" x 5'2")

Upvc stable-style half double glazed door out to the rear courtyard garden. Range of matching Oak base units with worktop over, tiled splashback, space and plumbing for a washing machine under. Space for a tumble dryer. Wall-mounted Worcester boiler. Consumer unit. Extractor fan. Radiator.

From the living/dining room, there is a door and a step up into the

### **Inner Hallway**

Built-in storage cupboard with shelves. Doors to

#### **Bedroom 1** 3.3m x 2.5m (10'8" x 8'2")

Large wood framed double glazed feature arched window to the front aspect with deep sill. Carpet. Radiator. This room would make an ideal home office.

#### **Bathroom** 2.3m x 1.7m (7'5" x 5'5")

Bath with mains powered shower over and tiled surround. Close coupled WC. Pedestal wash hand basin with mirror over. Extractor. White towel warmer style radiator.

#### **Bedroom 2** 4.0m x 2.7m (13'1" x 8'8")

Large wood framed double glazed sash window to the rear aspect with a deep sill. Carpet. Radiator.

From the living/dining room, open stairs lead up to the first floor.

### **Living Room** 6.7m x 6.13m (21'9" x 20'1")

This spectacular room has to be seen to get a true feeling of the light and space.

There is an open galleried void from the ground floor up to this room which has a vaulted ceiling, feature large wood framed double glazed sash windows to the front and rear and a Velux adding extra light. 2 Wall lights. Carpet. 2 Radiators.

From the galleried stair area, there is a step up into the upstairs inner hallway with doors to

#### **Bedroom 3** 3.5m x 2.7m (11'4" x 8'8")

Large wood framed double glazed feature arched window to the rear aspect with a deep sill. Sloping ceiling. Carpet. Radiator.

#### **Bathroom** 2.7m x 2.6m (8'8" x 8'5")

Velux window to the rear aspect. Bath with mains powered shower over and tiled splashback. Pedestal wash hand basin with mirror and shaver light over. Close coupled WC. Cupboard housing hot water cylinder and header tank, ample storage and a shelf over.

Steps up from the hallway (with access to a roof void) to

#### **Bedroom 4** 3.3m x 3.25m - to wardrobe (10'8" x 10'6")

Large wood framed double glazed sash window to the front aspect with a deep sill. Good sized built-in wardrobe with hanging rails, shelves and mirror. Carpet. Radiator. Note - there is some limited head height in this room.

## **Outside**

To the front of the house, there are granite steps and a path to the front doors with a granite graveled areas to either side.

The rear courtyard garden is enclosed and paved, the current owners have a hot tub under a gazebo and a summerhouse out here. There is a gate giving access to the dedicated parking space and turning area.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 12823150 Registered Office: , Cornwall



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Telephone: 07751 768888 or 01736 397274

SALT

[www.saltestateagents.co.uk](http://www.saltestateagents.co.uk)