



£325,000 Guide Price

Fernbank Lelant

End of Terrace | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Pretty Cottage in Lelant
- Lovely Living Room
- Separate Dining/Family Room
- Fully Fitted Kitchen
- 2 Bedrooms
- Good Sized Bathroom
- Separate Garden Home Office
- Stylish Garden + Courtyard
- Large Store Cupboard/Boiler Room
- Gas Central Heating & Double Glazing

## Property Description

Located in the heart of the much sought-after village of Lelant, No 3 Fernbank is a pretty bay fronted cottage with a truly lovely interior and a warm welcoming feeling. It would make an ideal home or holiday let investment, and has the added advantage of having an attractive home office in the stylish low-maintenance back garden.

## Main Particulars

Located in the heart of the much sought-after village of Lelant, No 3 Fernbank is a pretty bay fronted cottage with a truly lovely interior and a warm welcoming feeling. It would make an ideal home or holiday let investment, and has the added advantage of having an attractive home office in the stylish low-maintenance back garden.

To the front of this pretty cottage, there is a low wall with a wrought iron gate that opens onto the path to the

UPVC double glazed front door, with decorative glazed panel, opening into the

ENTRANCE HALL AREA

Door to

STORAGE CUPBOARD/BOILER ROOM 3.19M x 1M (10'4" x 3'2")

An ideal coat, boot & surfboard storage cupboard.

Vaillant wall-mounted gas boiler. Shelved area to the rear. Engineered Oak floor.

From the entrance hall, opening into

DINING/FAMILY ROOM 4.5M x 2.95M (14'7" x 9'6")

Upvc double glazed window to the rear aspect looking out to the back garden, with a deep cill window seat. Feature granite wall with exposed timber lintels. Decorative fireplace with wood surround, slate hearth, and electric 'stove' style room heater. Open stairs to the first floor with open understairs area. Smoke detector. Engineered Oak floor. Radiator.

Door to

LIVING ROOM 4.2M x 3.29M Into Bay Window (13'7" x 10'8")

UPVC double glazed bay window to the front aspect. Decorative feature fireplace with wood surround, slate hearth, and electric 'stove' style room heater. Engineered Oak floor. Radiator

This light and lovely room really needs to be seen to be appreciated.

Through the dining/family room to the

KITCHEN 3.2M x 2M (10'5" x 6'5")

Upvc double glazed window to the rear aspect looking out to the back garden. Upvc half double glazed door out to the rear courtyard.

The kitchen has a range of 'Shaker' style base and wall units with an integral fridge and freezer. Built-in electric oven with a ceramic hob and extractor over. Stainless steel sink and drainer. Tiled splashback. Built-in washing machine. Box housing the electricity consumer unit. Ceramic tiled floor. Radiator.

From the Dining Room, open stairs to the

FIRST FLOOR LANDING

Access to the loft space. Radiator. Airing cupboard with shelves. Doors to

MASTER BEDROOM 3.4M x 3.06M (11'1" x 10')

Upvc double glazed window to the front aspect. Carpet. Radiator.

BATHROOM 2.45M x 2.13M (8' x 6'9")

Upvc double glazed opaque window to the side aspect. Bath with electric Triton shower over and tiled surround. Pedestal wash hand basin with wide tiled area behind. Close coupled WC. Ceramic tiled floor. White towel warmer radiator.

BEDROOM 2 3.4M x 2.06M (11'1" x 6'7")

Upvc double glazed window with deep cill to the rear aspect looking out to the back garden. Exposed beams. Carpet. Radiator.

OUTSIDE

To the front of the cottage, there is a small paved courtyard area.

The back garden is accessed from the kitchen door at the rear of the cottage and has a paved area with an outside light and tap. Steps up to an attractive raised, low maintenance garden with a gravelled flower bed and borders. Timber fence to the boundary.

To the back of the garden, there is a recently constructed

HOME OFFICE/WORKROOM 3.16M x 1.65M (10'3" x 5'4")

2 x Exterior power points. Exterior downlight in the canopy over the Upvc half opaque double glazed door.

A really nice independent workspace with 3 x double power points and downlights.

## DETAILS

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs, and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





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

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