



£445,000 Guide Price

Porch Cottage St Erth

Cottage | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- ATTRACTIVE CHARACTER COTTAGE WITH 'SECRET GARDEN'
- SOUGHT AFTER VILAGE LOCATION
- 3 DOUBLE BEDROOMS
- LIVING ROOM & SEPARATE DINING ROOM
- CONTEMPORARY 'L' SHAPED KITCHEN WITH BREAKFAST AREA
- OFFICE & UTILITY
- GOOD SIZED BATHROOM
- DOWNSTAIRS WC
- COURTYARD, GARDEN & 'SECRET GARDEN'
- AMPLE OFF-ROAD PARKING

## Property Description

The original part of this attractive, substantial semi-detached cottage was built in the early 1800s, it is GRADE II listed with many original character features and was added to at a later date to provide good family-sized accommodation. In the heart of the much-loved village of St Erth, Porch Cottage needs to be viewed to truly appreciate all it has to offer, including the fabulous 'Secret Garden'.

## Main Particulars

The original part of this attractive, substantial semi-detached cottage was built in the early 1800s, it is GRADE II listed with many original character features and was added to at a later date to provide good family-sized accommodation. In the heart of the much-loved village of St Erth, Porch Cottage needs to be viewed to truly appreciate all it has to offer including the fabulous 'Secret Garden'.

Approached from Fore Street over its own ample paved driveway, large enough for 4 vehicles, which takes you to the

PORCH

Granite with a pitched roof and a light under the canopy.

Traditional wood front door with decorative glazed panel opens into

ENTRANCE

Stairs rising to the first floor with a sythe handle as a handrail. Consumer unit. Smoke detector. Oak floor.

Wood door with decorative glazed panel into

LIVING ROOM 3.4M x 3.6M (11'1" x 11'8")

Traditional wood sash window to the front aspect, with deep cill and wooden shutters. Fireplace with a working wood burner stove with a stone lintel over and a slate hearth. Built-in shelf. Uplighters. Exposed painted beams and ceiling timbers. Oak floor. Radiator.

DINING ROOM 3.7M x 2.84M - 3.6M understairs (12'1" x 9'3"- 11'8" understairs)

Wood sash window to the front aspect, with deep cill window seat and wooden shutters. Exposed granite wall. Fireplace (no flue present) with slate lintel and hearth. Shelved alcove. Useful under stairs area. Uplighters. Painted ceiling timbers. Oak floor. Radiator.

Through the living room, step up to the

KITCHEN AND BREAKFAST AREA 'L' SHAPED 6.3M x 2.0M + 7.0M x 1.73M (20'6" x 6'5" + 22'9" x 5'6")

## BREAKFAST AREA

Large wood window to the rear aspect looking out to the pretty courtyard and garden. Sliding double glazed patio doors to the courtyard. Large granite breakfast bar with room enough for 4 large stools and storage under. Downlighters. Storage cupboard/larder. Radiator.

## KITCHEN

2 Velux windows. Range of contemporary kitchen units with base and wall cupboards. Inset composite bowl and 1/4 sink. Ceramic tiled splashback. Ceramic hob with extractor over. Integral oven, microwave, fridge, freezer, and dishwasher. Pull out larder/storage cupboard. Downlighters.

Door to

UTILITY 2.24M x 1.79M (7'3" x 5'8")

Stable style door to the front of the cottage. Multi-pane windows to the front and side aspects. Velux window. Worktop with space and plumbing under for a washing machine. Space for a tumble dryer and freezer. Ideal doggy/boot room.

From the breakfast area, step up to the inner hallway and doors to

WC

Opaque glazed window to the side aspect. Close coupled WC. Wall hung wash hand basin. Ceramic tiled floor.

OFFICE 2.83M x 2.19M (9'2" x 7'2")

Wood window to the side aspect looking out to the courtyard. Cupboard housing Baxi boiler with shelves and storage, small cupboard over. Radiator.

From the front entrance, stairs up to the

LANDING

Step and doors to

BEDROOM 1 3.6M x 2.78M (11'2" x 9'1")

Wood sash window to the front aspect with deep cill. Built-in wardrobe with hanging rail and shelf. Radiator.

BEDROOM 2 3.56M x 3.56M (11'6" x 11'6")

Wood sash window to the front aspect with deep cill window seat. Built-in wardrobe with hanging rail and shelves. Radiator.

Steps up to a further landing with access to the loft space. Smoke alarm. Doors to

BEDROOM 3 3.1M x 2.45M (10'1" x 8')

Wood window to the rear aspect looking out to the back garden. Radiator.

BATHROOM 3.3M max x 2.8M (10'8" x 9'1")

2 wood windows to the side aspect letting in lots of light. Shower enclosure with glass doors and screen and mains powered shower. Vanity style bowl wash hand basin with cupboard under and mirror over. Close coupled WC. Bath with panelled surround. Downlights. Vinyl floor. Stainless steel radiator. Stainless steel towel warmer radiator. Panelled wall splashback. A really nice bathroom.

## OUTSIDE

To the front of the cottage, there is a large, paved driveway, big enough for 4 vehicles, with granite boundary walls and a Well! (For further details please feel free to call)

Accessed from the patio doors at the back of the cottage there is a spacious courtyard with an outside butlers sink and tap, dining area, and a wood store. A large outside storage cupboard with enough room for garden equipment, bikes, surfboards, etc.

Steps from the courtyard up to the back garden which is mostly laid to lawn with pretty, mature borders and a large, paved patio and inset planter.

Through a currently concealed gate at the back of the garden, there is a paved path that runs along the back of the neighbouring cottages, with a greenhouse to one side and an area for wood storing, and takes you to the

## SECRET GARDEN

The cottages' fabulous hidden garden is a delightful bonus, it's a good size (please see the boundary drawing on the details) with existing fruit trees. It would make the most amazing allotment with plenty of space for a summer house to get away from everything, it is a must-see!

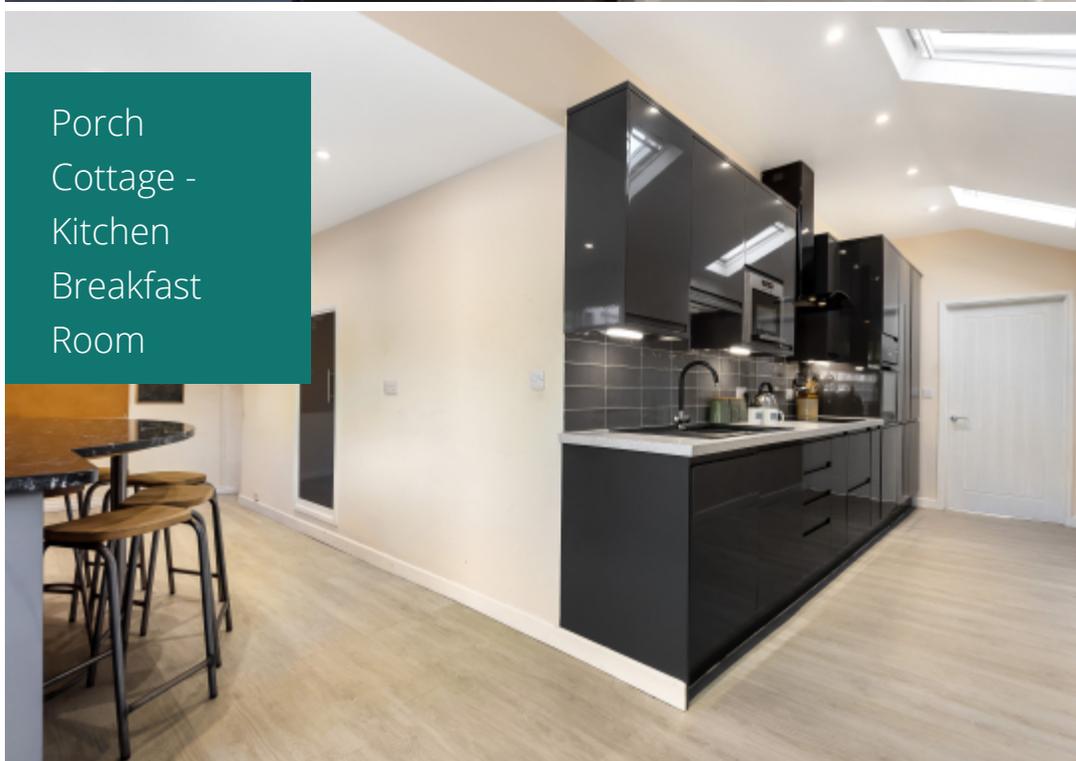
Porch  
Cottage -  
Kitchen



Porch Cottage  
Dining Room



Porch  
Cottage -  
Kitchen  
Breakfast  
Room



Porch Cottage  
Living Room



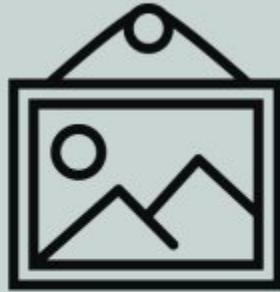


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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