



£285,000

Nancledra

Detached House | 2 Bedrooms

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# Step Inside

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## Key Features

- VILLAGE LOCATION - CLOSE TO ST IVES
- DETACHED REVERSE LEVEL LIVING
- TWO DOUBLE BEDROOMS
- GOOD SIZED SHOWER ROOM
- LIGHT OPEN PLAN LIVING DINING KITCHEN
- FIRST FLOOR BALCONY
- SMALL COURTYARD
- INTEGRAL GARAGE WORKSHOP
- OIL FIRED CENTRAL HEATING
- IN NEED OF A LITTLE TLC - NEEDS TO BE SEEN
- IDEAL HOME OR INVESTMENT

## Property Description

Chymon is a reverse-level, open-plan detached house set in an elevated position in the much-loved village of Nancledra. Built in 2002 it is now in need of a little love and has the potential to be a very nice, stylish home or investment. The light open-plan living/dining room kitchen has a vaulted ceiling and balcony off, with views over the village, on the first floor. There is a bedroom on the first floor and a good-sized shower room and a further bedroom on the ground floor which has access to a small courtyard. An Integral garage/workshop with an electric roller door, power, light, and water provides ample storage and the ability to extend the accommodation if required. Oil-fired central heating.

## Main Particulars

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Approached via a brick-paved path that takes you to the garage and the wood half glazed front door, with a porch and exterior light over, which opens into

### ENTRANCE HALL

Doors to the bedroom and shower room. Stairs to the first floor. Smoke alarm.

### BEDROOM 3.45m x 3.45 (11'3" x 8')

Wood half-glazed door to the small private courtyard area. Large understairs storage cupboard. Laminate floor. Radiator.

### SHOWER ROOM Triangular 2.5m x 2.95m at its widest points (8'2" x 9'6")

Wood opaque double glazed window to the front aspect. Shower cubicle with mains powered shower, glass door, screen, and tiled surround. Pedestal wash hand basin with tile splashback and shelf over. Concealed cistern WC (cistern in the garage). Vinyl floor. Extractor. White towel warmer style radiator.

From the entrance hall stairs to the

### OPEN PLAN LIVING DINING ROOM/KITCHEN 6.45m x 4.38m (21' x 14'4")

This lovely room really must be seen to be appreciated. There are two wood double glazed windows to the front aspect - looking out to the village. A vaulted ceiling with



three Velux windows. Wood glazed French doors to the balcony - giving a very nice indoor/outdoor feeling to the room. Downlighters. Smoke detector. Radiator.

The kitchen comprises a range of base units with space for a fridge, dishwasher, built-in oven (not tested and will need to be replaced) with hob and extractor over, cupboards, and drawers. Worktop with an inset stainless steel sink and drainer.

### **BALCONY**

The balcony is a really nice feature of this property - although not large, it brings in light and is an ideal spot to sit and enjoy the village views. Decked floor and decorative wrought iron railings.

### **BEDROOM 2.95m x 2.27m (9'6" x 7'5")**

Wood double glazed windows to the side and rear aspects. Vaulted ceiling. Heating thermostat. Laminate floor. Radiator.

### **INTEGRAL GARAGE - Irregular shape 3.8m x 5.8m at its widest points (12'6" x 19')**

Grey electric roller garage door with remote control. Worcester oil fired boiler. Electricity consumer unit. Tap. Power points. Power and plumbing for washing machine and tumble dryer. 2 overhead lights. Cistern for WC (in the Shower Room). Radiator. Concrete floor.

### **OUTSIDE**

There is a small private walled courtyard off the downstairs bedroom.

Steps to the side of the property lead up to the rear of the house where there is an area slightly longer than the length of the house and approximately 1.5m (4'9") wide. The oil storage tank is at the top of the steps to the side. There is an area of wild hedgerow along the lane that also belongs to the property and could possibly be 'tamed' and cleared to provide further parking.

### **DETAILS DISCLAIMER**

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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