



£425,000 Guide Price

Fore Street Lelant

Semi-Detached House | 3 Bedrooms

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EAST VIEW

# Step Inside

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## Key Features

- Sought After Village Location
- Grade 11 Listed
- Handsome Period Semi-Detached House
- Good Sized Kitchen/Breakfast Room
- Spacious Living/Dining Room
- 3 Light Filled Double Bedrooms
- Large Family Bathroom & Downstairs WC
- Gas Central Heating
- Parking & Fabulous Enclosed Garden
- Freehold Council Tax Band C
- EPC - D

## Property Description

This handsome granite Grade 11 listed home with high ceilings and many attractive original features needs to be viewed to appreciate all it has to offer. In the heart of the much sought-after village of Lelant in a slightly elevated position, this lovely house has views over the estuary from upstairs, a very pretty tiered enclosed rear garden, and parking. The well-proportioned accommodation comprises, on the ground floor, an entrance hall, a spacious living/dining room with a large sash window and a feature fireplace, a good-sized kitchen/breakfast room, a cloakroom, and a rear porch giving access to the back garden. On the half landing leading to the first floor, there is a large family bathroom with a bath and separate shower and on the first floor, there are three good-sized double bedrooms two having views out over the Estuary. This charming period house would make an ideal family home, second home, investment, or holiday home - it has lots of potential and viewing is highly recommended.

## Main Particulars

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### **ACCOMMODATION**

To the front of the property, there are pretty planted flower beds with mature shrubs. Wide granite steps with a handrail to either side lead to the beautiful canopied porch with a trailing Wisteria over and a lovely traditional half-glazed front, with a borrowed light over, opens into the

### **ENTRANCE HALL**

With original plasterwork coving and corbels. Wide skirting boards. Room stat. Smoke Alarm. Radiator.

Stairs with a fabulous original handrail and newels to the first floor.

Doors to

### **LIVING ROOM/DINING ROOM**

Dual Aspect.

### **LIVING AREA 4.32m x 3.35m (14'2" x 11')**

Large wood sash window to the front aspect. Feature fireplace. Wall lights. Radiator.

### **DINING AREA 3.4m x 2.84m (11'2" x 9'4")**

Wood sash window with window seat to the rear aspect, looking out to the porch and courtyard beyond. Radiator.

From the hall there is an opaque glazed door into the

### **KITCHEN/BREAKFAST ROOM**

#### **BREAKFAST ROOM 2.62m x 3.23m (8'6" x 10'6")**

Sash window with a deep cill to the side aspect, looking out to the rear courtyard. Useful large understairs storage cupboard.

Radiator.

#### **KITCHEN 3.35m x 2.62m (11' x 8'6")**

A light room with a large window out to the side aspect and courtyard and a further window to the rear aspect with a deep cill and views out to the back garden. A range of matching Shaker style wall and bases units, with drawers, integral dishwasher, and inset stainless steel sink and drainer. Space for an electric oven. Space and plumbing for a washing machine. Space for a large fridge freezer. Ceramic tiled floor.

From the breakfast room a double glazed (opaque) UPVC door opens into

### **REAR PORCH**

Velux window roof light. Ceramic tiled floor with underfloor heating. Half-glazed stable-style door out to the back garden.

Sliding door to

### **CLOAKROOM**

Opaque glazed window to the rear aspect. Close coupled WC. Vanity wash hand basin with cupboard under. Downlighters. Extractor. Ceramic tiled floor with underfloor heating.

From the hall, the beautiful wide staircase with a tactile original handrail leads to the half-landing and

### **FAMILY BATHROOM 3.73m x 2.72 (12'2" x 8'9")**

This spacious family bathroom has a large UPVC opaque double glazed window to the side aspect. Timber panelling to hip height. Vanity Style wash hand basin with cupboard under. Built-in cupboard with mirror over. WC. Panelled bath with hand-held shower attachment over. Separate shower enclosure. Cupboard housing Worcester gas boiler with handy storage space. Vinyl floor. Feature radiator with towel warmer.

From the half-landing steps up to

### **FIRST FLOOR LANDING**

Large linen cupboard with shelves. Smoke alarm.

Doors to

### **BEDROOM 1 3.4m x 2.87m (11'1" x 9'4")**

A lovely light room with a large wood sash window to the front aspect and views out to the Hayle Estuary.

Radiator.

### **BEDROOM 2 3.43m x 2.5m ( 11'3" x 8'2")**

Another lovely light room with a large wood sash window to the front aspect and views out to the Hayle Estuary.

Radiator

### **BEDROOM 3 3.1m x 3.4m into wardrobe (10'1" x 11'1")**

Wood sash window to the rear aspect, again letting in lots of light and with views out over the rear garden and a window seat to sit and enjoy them. Built-in wardrobe with louvre doors, hanging rails, and shelves. Radiator.

### **OUTSIDE**

The back garden can be accessed from the porch to the rear of the house or via a gate from Strawberry Lane.

There is a pretty courtyard area directly to the back of the house with a beautiful climbing Hydrangea to one side - this is an ideal spot to have a morning coffee or supper in the evening sun.

From the courtyard, there are steps up with a handrail and glazed balustrade to the enclosed back garden which is in two tiers, with lawns, flower borders, and a seating area.

There is a timber gate at the back of the garden which takes you to the large parking space.

### **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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