

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£340,000

North Pool Rd, Illogan, TR15 3JQ



- THREE BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- NEEDS SOME TLC
- GOOD SIZED GARDEN
- POTENTIAL FOR ANNEXE
- NO ONWARD CHAIN
- WEALTH OF CHARACTER

A very well proportioned detached three bedroom family house with three reception rooms that offers huge potential to create a self-contained annexe. There is a good sized garden to the front and off road parking for up to two vehicles which could be extended. The property is warmed by gas central heating and is part double glazed with some original sash windows. There is a wealth of character including stone fireplace and vaulted ceilings. The accommodation comprises of: - Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Bathroom/WC with separate shower cubicle, Utility Room, Games Room, Conservatory and to the first floor Two Double Bedrooms and a Single Bedroom. There is also a stone built workshop to the rear of the property. This property requires some TLC but has great potential to be a stunning family home. EPC: F



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Approached via a gravelled driveway with gated access to the front garden with path leading to the front door opening into:-

ENTRANCE HALL

There are stairs rising to the first floor, telephone point and doors to the Sitting Room and Lounge.

SITTING ROOM

15'3" x 12'0" (4.65m x 3.66m)

There is stone feature fireplace, radiator, coved ceiling and a single glazed sash window to the front.

LOUNGE

16'4" MAX x 15'3" (4.98m x 4.65m)

There is a feature stone fireplace with log burner, large under stairs cupboard, radiator, coved ceiling, a single glazed sash window to the front and a doorway to:-

KITCHEN/DINING ROOM

19'3" x 10'7" (5.87m x 3.23m)

There is a range of eye level and base units with work surface over, inset double bowl sink with drainer, space for a gas range cooker, space for a fridge/freezer, space for a dishwasher, double glazed window to the rear, vaulted ceiling, door to the garden and a door to the inner hallway.

INNER HALLWAY

There are doors to the Bathroom/WC and to the Utility Room. Double glazed window to the front.

BATHROOM/WC

8'1" x 7'10" (2.46m x 2.39m)

A five piece suite comprising of a panel bath with mixer tap, low level flush WC, pedestal mounted wash hand basin, bidet, radiator and a separate shower cubicle with an electric shower over.

UTILITY ROOM

12'4" x 11'9" (3.76m x 3.58m)

There is a wall mounted gas combi boiler, vaulted ceiling, butler sink, plumbing for a washing machine and a door to:-

GAMES ROOM

15'8" x 11'6" (4.78m x 3.51m)

There is vaulted ceiling, radiator, double glazed window to the front and patio doors opening to:-

CONSERVATORY

18'6" x 6'7" (5.64m x 2.01m)

A useful addition of block construction with a radiator, single glazed windows to front and side with a door to the garden.

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FIRST FLOOR

BEDROOM ONE

15'0" x 11'9" (4.57m x 3.58m)

A well-proportioned double bedroom with a single glazed sash window to the front and a radiator.

BEDROOM TWO

14'10" x 11'9" (4.52m x 3.58m)

A good sized second double bedroom with a single glazed sash window to the front.

BEDROOM THREE

7'7" x 7'0" (2.31m x 2.13m)

A useful single bedroom with a single glazed sash window to the front and a radiator.

OUTSIDE

WORKSHOP

18'7" x 10'9" (5.66m x 3.28m)

Located to the rear of the property and of stone construction with power and light.

GARDEN

The gardens are predominantly to the front and have been sectioned off to provide a more formal area with sun terrace, astro turf lawn and a decked seating area, and a large fenced area which was utilised for ducks, geese and chickens. There is gated pedestrian access to the driveway.

OFF ROAD PARKING

There is a gravelled driveway providing off road parking for up to two vehicles. This could be further extended into the garden area if required.

ENERGY EFFICIENCY RATING

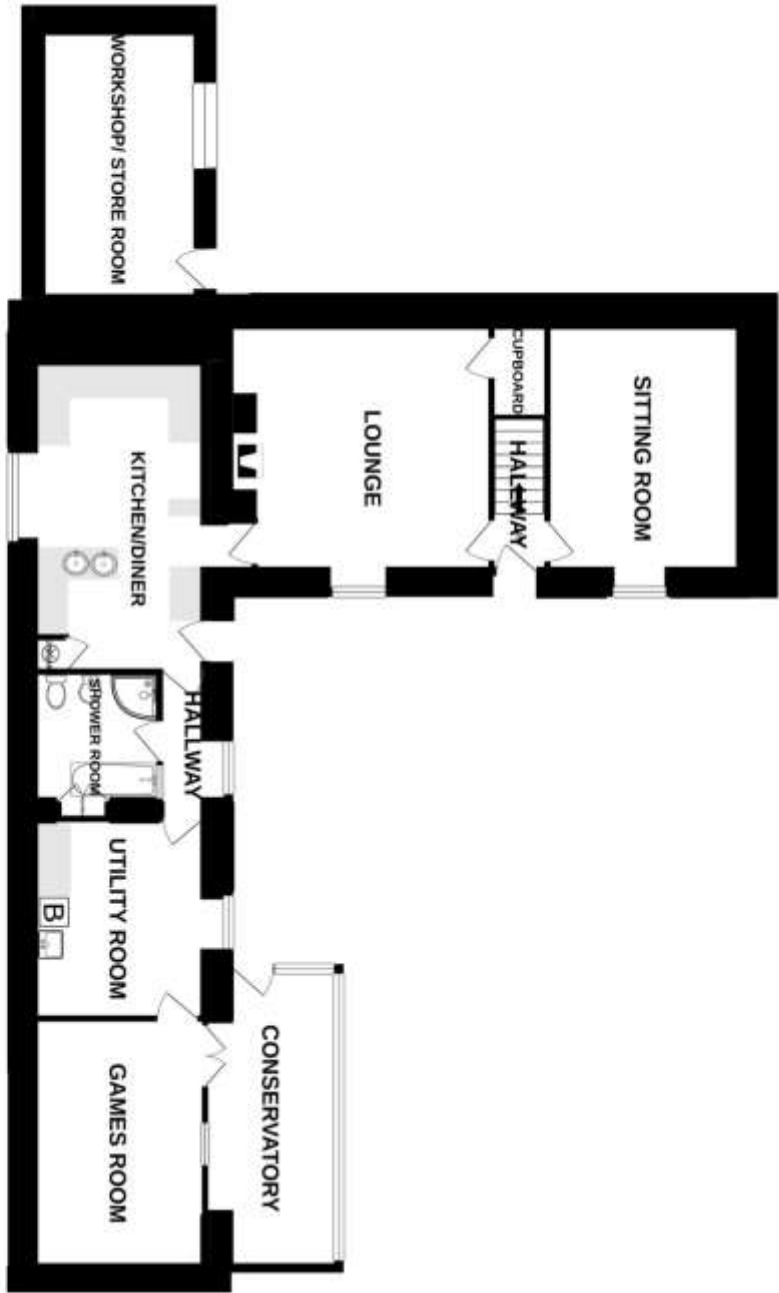
This property has been rated as F (28) with a potential rating of B (81).

AGENTS NOTE

The utility room, games room and conservatory has potential to be converted to provide separate living accommodation for a dependent relative or older child.



GROUND FLOOR
1429 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 1921 sq.ft. (178.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.

