

FOR SALE



Hardy House, The Square, Stithians
Guide Price £160,000

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- GROUND FLOOR
- ATTRACTIVE OUTLOOK
- MODERN KITCHEN & BATHROOM
- MODERN ELECTRIC RADIATORS
- CENTRAL VILLAGE LOCATION

A spacious and freshly decorated, modern one-bedroom apartment occupying part of the ground floor of an attractive Victorian building in the centre of the highly regarded village of Stithians. Ready to move into!

Hardy House is a handsome Victorian building in the heart of the highly regarded village of Stithians and this spacious one-bedroom ground floor flat is a must-see having just been redecorated throughout.

It is believed that Hardy House was originally built to provide accommodation for teachers at the village school and is now a lovely, detached building containing 6 apartments with communal gardens to the front and rear.



On entering the apartment you initially come into a spacious lounge with a window to the front aspect. To the rear of the lounge is a small inner hallway with doors to a large double bedroom and a good-sized fitted kitchen.

The kitchen is in good condition and has an integrated electric hob and oven with a stainless-steel extractor hood. There are a range of base and wall cupboards providing plenty of storage and worktop space for cooking.

A door leads from the kitchen into a contemporary bathroom which is part tiled and is fitted with a modern white suite and has a shower over the bath

The front and rear windows of the apartment have lovely village outlooks with far reaching countryside views from the rear.

Set back from the pavement by a small communal front garden, the apartment shares an external door and entrance hall with just one other flat. Village parking is easily found on-street nearby.

This lovely apartment is ready to move into and would put you right at the heart of village life.

FEATURES

EPC – D

Council Tax band – A

Modern electric radiators

Electric immersion heater for hot water

uPVC double glazed windows throughout

Entrance hall shared with one other flat

Communal garden



Tenure - Leasehold plus Share of Freehold.

Lease - 120 years commencing on 20 April 2004.

Maintenance charge of £80 per month which covers general external maintenance, including all communal areas.

Additional service charges are calculated on an ad-hoc basis and shared between the 6 flats in the building.

Divided into 6 apartments, the building has a management company which is run by the flat owners.

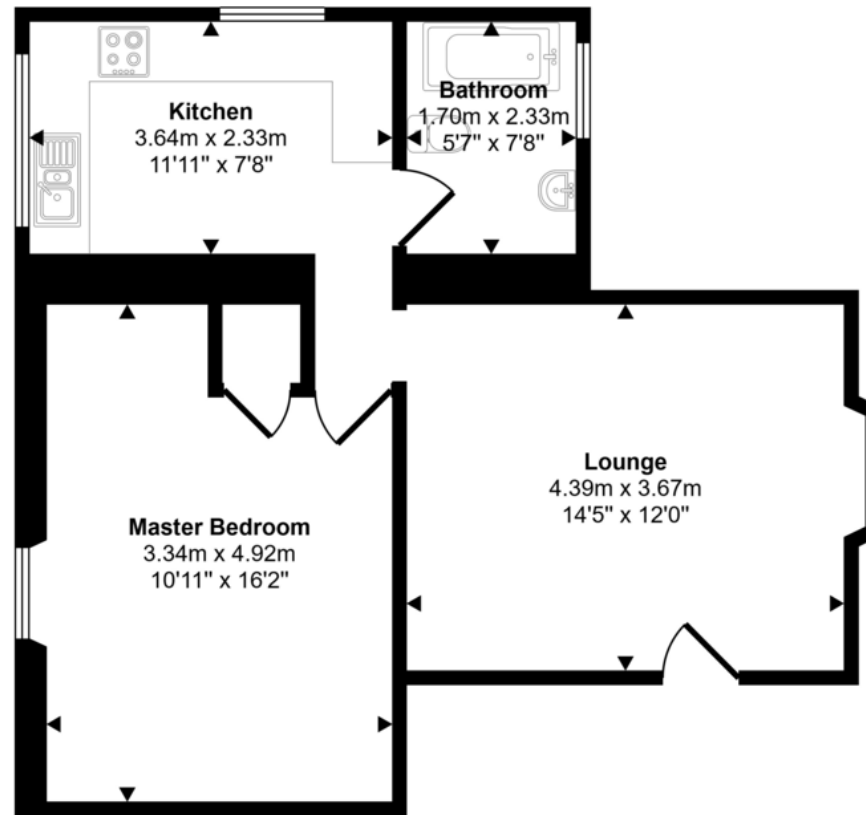
Over the last 6 years the building has undergone a programme of maintenance, including a new roof and repointing of the stonework.

Communal garden areas around the building are looked after by the residents.

LOCATION

Perhaps best renowned for the annual Stithians Agricultural Show which was established in 1834, Stithians is in fact a very well served village all year round, boasting excellent day-to-day amenities. There is a public house, a primary school, a village store, a doctors' surgery, sports clubs, and regular bus services to the surrounding towns of Falmouth, Truro, Redruth, and Helston. It is also home to the Stithians Reservoir which offers excellent water-sport facilities and there are stunning woodland walks along the River Kennall which runs through the parish.

Approx Gross Internal Area
51 sq m / 544 sq ft



Floorplan

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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