

CARE & COMPANY

ESTATE AGENTS · AUCTIONEERS · VALUERS



**Aspera, Carnkie, Wendron, Helston.
TR13 0DT**

**A stone faced end of terrace cottage with garden and
outbuilding for sale.**

**Public Auction (unless sold previously) at 12 noon on
Friday 24th March 2017
The auction is to be held at
Carnkie Village Hall, Wendron.**

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW
Tel: 01326 565956

Aspera, Carnkie, Wendron, Helston. TR13 0DT

The property is an end of terrace two storey cottage primarily constructed of local stone under a slate roof. We understand that the property was formerly a shop with living accommodation but has been converted into full residential use for many years. In recent years all the windows have been replaced with upvc double glazed units and oil fired central heating has been installed. Currently the accommodation has been adapted for a disabled occupant and a chair lift has been installed. In general terms the property requires updating and modernisation, but there is considerable potential to redesign the internal layout particularly on the first floor. There is also potential to extend the property on the eastern side if required and subject to any necessary planning consent.

Aspera is situated in the centre of Carnkie village adjoining the main road running through the village. The village is surrounded by open farmland and views from the property can be enjoyed to the southern side. Carnkie enjoys a central location and is convenient for those wishing to commute to the towns of Helston, Falmouth, Redruth and Truro. Facilities within the area include a village hall which hosts numerous activities, nearby Wendron Cricket Club with its sports facilities and in the neighbouring village of Porkellis is a public house, church, chapel and post office.

The accommodation comprises:-
(all dimensions approximate)

Entrance door – leading to

Kitchen 12'2" x 9'8"

With a fitted range of floor cupboard units incorporating a single drainer stainless steel sink unit, work surfaces over with tiles splashback, radiator, stairs to first floor with cupboard under, open beamed ceiling, electric meters.

Lounge 13' x 9'3"

With exposed stone wall, tiled fireplace with wood surround and solid fuel stove, radiator, chair lift to first floor.

First Floor

Bedroom One 9'8" x 9'6"

With radiator and built in cupboard.

Bathroom (formerly bedroom and bathroom)

With pedestal wash basin, low level wc, corner disabled shower cubicle, chair lift.



Outside

To the front of the property is a small enclosed area with access to the front door and pathway to the side garden. To one side of the property is an enclosed garden area with lean to shed attached to the dwelling containing the oil fired central heating boiler and offering additional storage. The garden area is triangular shaped and in the main laid to lawn with shed/workshop (11'8" x 9') and a small stone outbuilding.



Note:

There is potential to create off road parking within the garden area subject to obtaining any necessary planning consent

Services: Mains water and electricity and drainage. Council Tax Band A

Vendors Solicitors:-

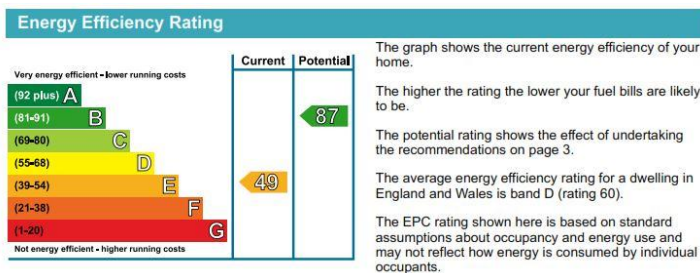
Maddi Worton of Hine Downing Solicitors
8-14 Berkeley Vale, Falmouth TR11 3PH 01326 214411

A full digital auction pack will be available from the auctioneers/agents.
Viewing strictly by appointment with the vendors sole agents.

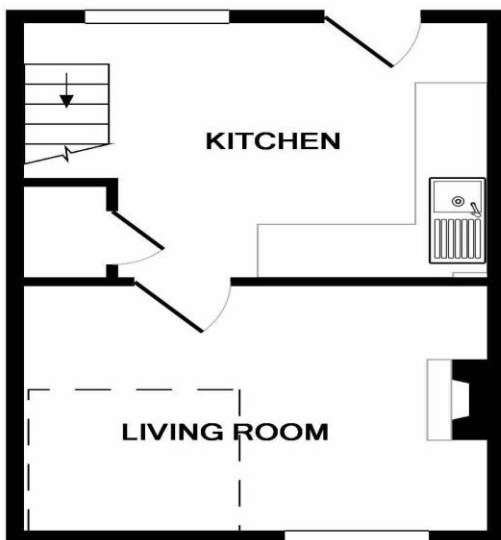
Care & Company 01326 565956
58 Coinagehall Street
Helston TR13 8EW

Email. careandcompany@btconnect.com Web. www.careandco.co.uk

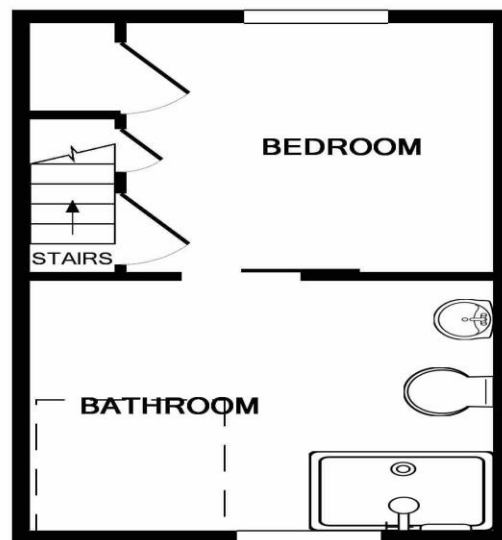
Date of Instruction: 12 January 2017 Date of Photographs: January 2017



Agents Notes:
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GROUND FLOOR



1ST FLOOR



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