

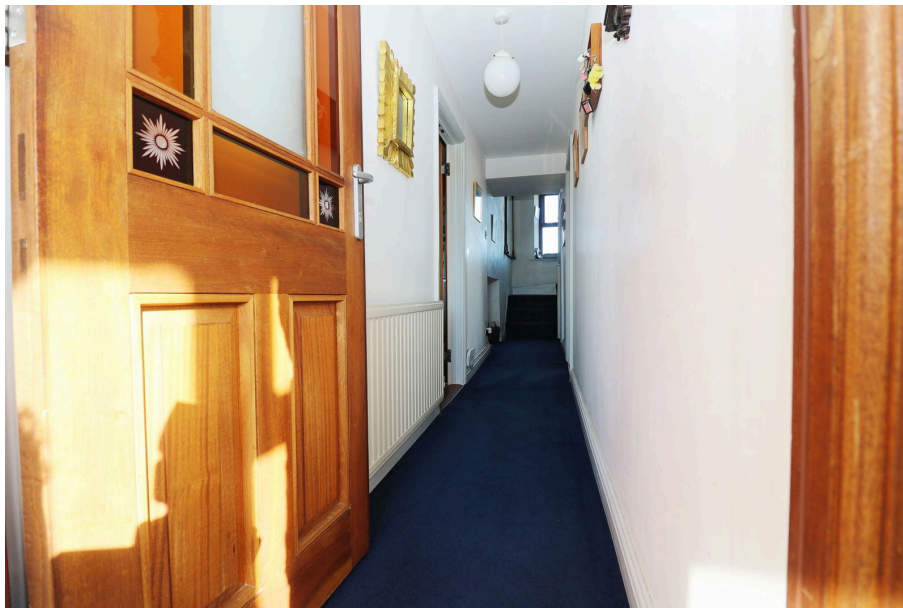


ANDREW
EXELBY
ESTATE AGENTS

Truthwall, St Just TR19

Guide Price £410,000

3 2 2



Wheal Owles Count House sits proudly in a World Heritage Site and Area of Outstanding Natural Beauty - an iconic and handsome property with beautiful views from every window and aspect.

Approached from Truthwall, just outside St Just, the double-fronted cottage is an integral part of the historic landscape - surrounded by open moorland, fields and just a short stroll from the SouthWest Coast Path.

With two good-size double bedrooms upstairs (one boasting an en-suite shower room), both offering expansive rural views out to the coast, and immediate views of an impressive engine house nearby, this home is one of a kind! The family bathroom is also upstairs, with a modern suite, velux window and window to the side.

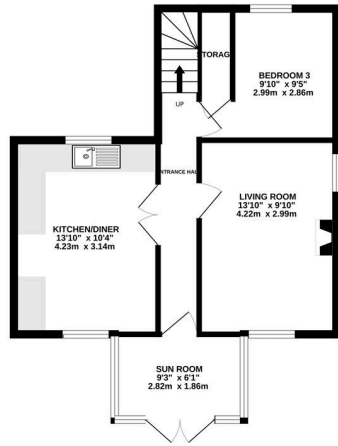
On the ground floor, is the third bedroom or a useful office space, with understairs storage and a window overlooking the back garden. At the front of the ground floor, is a dual aspect living room with a toasty, inset woodburner framed with a granite lintel and slate hearth. Across the hallway, is the rustic, warm kitchen with a distinctly farmhouse feel thanks to the tiled floor and bespoke units with plenty of space for a family kitchen table. Windows to the front and rear, mean a light, bright space where you can wash the dishes staring at the sea in the distance.

To the front of the property is a fantastic sunroom/porch, which would be a great place to sit and enjoy sun throughout the day. Alternatively, step out to the paved sun terrace at the front which is enclosed for safety with granite walls - an ideal place for loungers or growing sub-tropical plants wanting full sun. Across the way, is a detached dynamite store, that now serves as a useful storage shed, to be sold with Wheal Owles Count House.

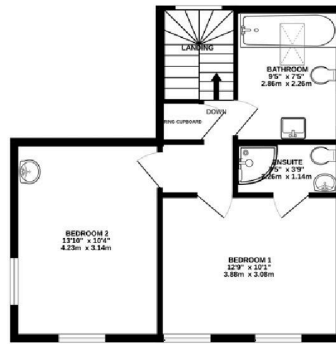
To the side of the property, is access in to two separate cellar rooms, both with mains power and one with plumbing and a ceramic belfast sink - these spaces could be used for a variety of things including possible extension of the living space above downwards. To the rear of the property is a lawned and gravelled garden with well-populated flower beds with a variety of shrubs and plants. Expansive rural views can be enjoyed from the garden - as is true of most rooms in



GROUND FLOOR
492 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.6 sq.m.) approx.



- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- MESMERISING VIEWS IN EVERY DIRECTION
- SOUTH FACING REAR TERRACE PLUS REAR GARDEN
- HISTORIC DYNAMITE STORE/STORAGE SHED
- EPC RATING - F / COUNCIL TAX BAND - C
- THREE BEDROOM/TWO BATHROOM COTTAGE
- ONE OF A KIND LOCATION THAT IS NEAR THE COAST
- TWO CELLARS WITH MAINS POWER
- OIL FIRED CENTRAL HEATING

