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## CHY AN GWYTH, BOWL ROCK, LELANT DOWNS

**TRADITIONAL SEMI DETACHED COTTAGE. WOODLAND GARDEN.  
DOUBLE GARAGE. OFF ROAD PARKING.**

Chy An Gwyth meaning "House in the Trees" is a charming and distinctive semi detached cottage. It has been sympathetically restored and extended whilst retaining some delightful period features and sense of character. Set in an enchanting garden it is a testament to the dedication of the present vendors who have created a garden in harmony with its natural surroundings. The accommodation comprises kitchen, utility room, living room, dining room, bathroom and 2 double bedrooms, one with an en suite WC. The studio/bedroom 3 has access to a delightful private terrace. Within the grounds there is a further paved terrace at the front and side of the cottage with a generous yard to the rear. The natural brook defining one boundary abuts woodland and attracts a fabulous range of birds and other wildlife. There is ample parking and a well proportioned double garage.

**Price £365,000**

### **FRONT ENTRANCE DOOR**

From the front garden pathway, stable style front door leading into the country style kitchen.

### **KITCHEN 3.03m x 3.10m (9'11" x 10'2")**

Dual aspect double glazed wood windows to the south and a larger window to the easterly aspect overlooking the beautiful mature garden. The working kitchen area has been hand built and comprises wood base units, drawers and shelving. Work surface with integral stainless steel 1½ bowl sink and drainer, space for a cooker and a fridge. There is additional eye level shelving. Space for kitchen table and chairs. Quarry tile flooring. Exposed granite wall. Extractor fan.

### **PASSAGEWAY**

Doors to the living room, bathroom and utility room which leads to the back door. Quarry tiled floor. Wall mounted electric panel heater.

Door to the;

### **BATHROOM 1.86m x 2.06m (6'1" x 6'9")**

Double glazed wood window to the side aspect. The matching suite comprises bath with hand held shower and a pull down shower screen. Pedestal washbasin and low level W.C. Shelving. Extractor fan. Towel rail which runs off the Rayburn. Dimplex wall heater.

### **FROM THE PASSAGE WAY**

### **UTILITY ROOM 2.10m x 2.92m (6'11" x 9'7")**

Double glazed wood window to the side aspect. Granite chimney breast and recess. Belfast sink. Plumbing for a washing machine. Space for dishwasher, freezer and fridge. Additional shelving. Utilities cupboard. Wall mounted electric panel heater. Traditional style wood back door with partially glazed and leaded panes leading into rear garden. From the passageway door to the living room;



### **LIVING ROOM 4.88m x 4.46m (16'0" x 14'8")**

This charming period room exudes character and warmth provided by the wonderful wood panelling, floorboards and beamed ceiling. There are double glazed wood windows to the front garden aspect. Wood front door with decorative stained glass, leading into the garden. The Inglenook fireplace houses the solid fuel Rayburn which supplies water to the hot water cylinder and the towel rail in the bathroom. Shelving to side of chimney breast. TV aerial point. Telephone point. Two wall mounted electric panel heaters. Additional under stairs storage. Oak wood floor. From the living room, one step down to the dining room.



### **DINING ROOM 2.52m x 4.40m (8'3" x 14'5")**

A very pleasant room which on occasions lends itself to good use as a bedroom. The decorative fireplace centres the room which has a beamed ceiling. Traditional wood panelling and wood floor. 3 wood double glazed windows to the rear aspect allow for natural light. Understairs recess providing storage area. Telephone point.

### **STAIRS**

From the living room stairs to the first floor landing. Velux Window. Door to the following rooms;

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### **BEDROOM 1 2.68m x 4.37m (8'10" x 14'4")**

Fabulous bedroom with vaulted ceilings and exposed beams and trusses. Double glazed wood window with window seat looking to the rear woodland and a further window looking on to the terrace and garden beyond. Velux window. Wood floor. Wall mounted electric panel heater.



### **BEDROOM 2 4.28m x 3.58m (14'1" x 11'9")**

Wonderfully light and airy master bedroom with vaulted ceilings and exposed beams and trusses. Wood double glazed window to front aspect with window seat below and 2 additional roof Velux windows. Linen cupboard which houses the immersion heater. Door leading to en suite facilities. Elevated door to storage space. TV aerial.

### **ENSUITE**

Vanity unit with washbasin and shelving below. Close coupled W.C . Further additional shelving. Mirror. Lighting. Extractor fan.



### **STUDIO/BEDROOM 3 3.85m x 3.19m (12'8" x 10'6")**

This triple aspect room has French doors leading onto the terrace and subsequently the garden via the stone steps. The wood and double glazed windows to the front and side aspect allow for lots of natural light. It has been thoroughly enjoyed as a study, music room and a bedroom. Wood floor. Loft hatch with storage space. Electric panel heater. T.V aerial. External satellite dish.



### **OUTDOOR FIRST FLOOR LEVEL SUN TERRACE 3.29m x 3.29m (10'10" x 10'10")**

Wonderful paved terraced set in the most idyllic surroundings. Plenty of space for table and chairs for outdoor entertaining. Stone steps down to the garden.



### **OUTSIDE GROUND FLOOR**



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## WOODLAND GARDEN



## OUTSIDE

The property nestles in a sheltered partially wooded valley with a brook defining one boundary.

Pedestrian access to the property can be gained from the drive through a wooden gate, down granite steps to a path winding through the gardens to either the front door or kitchen door. There is alternative pedestrian access from a gate leading off the lane running to the side of the property.

The wonderful private area to the front of the house has its own microclimate and in the summer is a profusion of beautiful blooms. The gardens incorporate a vegetable growing patch and the extensive mature planting includes camellias, rhododendrons, specimen trees and productive fruit bushes. The lovely meandering woodland garden is a haven for wild birds and the brook is home to freshwater fish and eels.

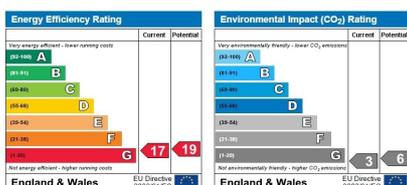


## GARAGE 6.63m x 5.28m (21'9" x 17'4")

The driveway offers ample parking for 3-4 vehicles. The detached double garage has two up and over doors and a back door leading into the garden.

## TENURE

Freehold

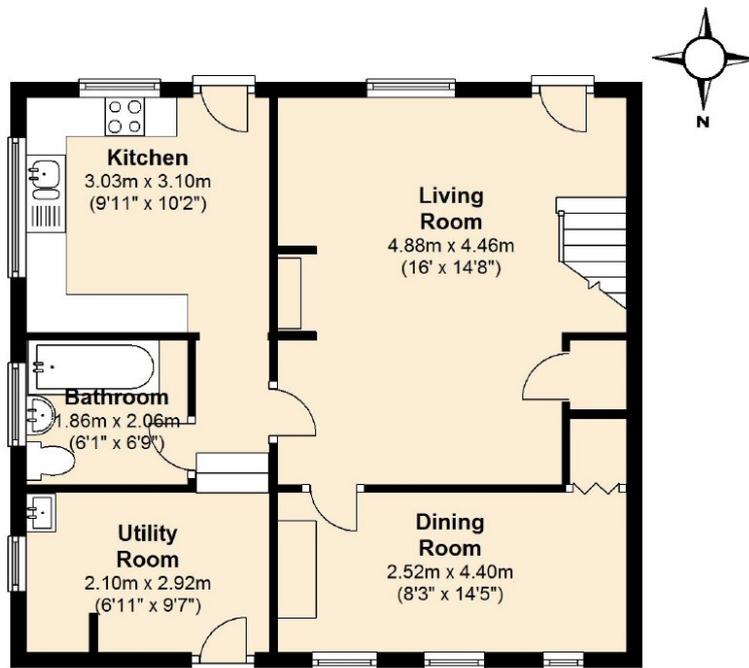


For clarification we wish to inform prospective purchasers that the sales particulars produced by this company should only be used as a general guide. We have not carried out a detailed survey, nor tested the services, or specific fittings. All measurements are approximate.

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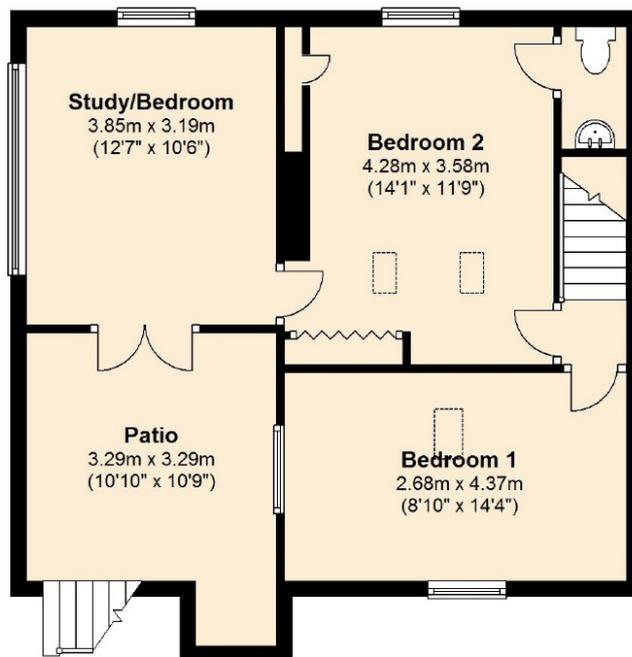
## Ground Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



Total area: approx. 109.5 sq. metres (1178.7 sq. feet)

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