

Kennel Cottage

ST DAY



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ESTATE AGENTS



- **Charming Detached Granite Cottage**
- **Set within Approximately 0.53 Acres of Gardens, Grounds & Woodland**
- **Exciting Scope for Modernisation & Refurbishment**
- **Two Bedrooms & One Bathroom**
- **Living Room with Wood Burning Stove & Separate Kitchen**
- **Solar PV Array & Air Source Heating System**
- **Conveniently Located for Redruth, Truro, the A30 & Cornwall's North & South Coasts**

Nestled within a rural setting on the edge of St Day, this charming detached cottage is constructed of traditional granite stone elevations beneath a natural slate roof, combining timeless Cornish character with practical modern additions, including solar panels and an air source heating system.

The property sits within generous, mature gardens bordered by established woodland, creating a wonderfully private and secluded environment. Rolling lawns, natural planting and stone pathways surround the cottage, providing an idyllic setting with plenty of space to enjoy the outdoors. Built in the

traditional Cornish vernacular, the cottage retains an authentic appearance with its exposed granite walls, simple proportions and cottage-style windows. The surrounding grounds offer a delightful mix of open lawn and natural woodland, attracting wildlife and providing a tranquil backdrop throughout the year.

The accommodation offers well-proportioned rooms filled with natural light, retaining much of the cottage's original character while presenting an excellent opportunity for modernisation and refurbishment. The principal reception room centres around a wood-burning stove set within a recessed fireplace while a deep window seat overlooks the gardens. Throughout the property are a number of original features including fitted cupboards, timber skirting boards and traditional proportions, all contributing to its authentic cottage appeal. The kitchen offers scope to create a contemporary farmhouse-style kitchen.

Two bedrooms enjoy pleasant outlooks over the surrounding gardens and woodland and are naturally bright, providing comfortable accommodation with excellent potential for cosmetic improvement. The adjacent bathroom comprises a white suite with bath, pedestal wash basin and WC. Several rooms have already undergone preparatory works, offering a blank canvas for a purchaser to complete to their own specification. Overall, the interior requires refurbishment throughout but provides a rare opportunity to sympathetically restore and enhance a charming Cornish cottage, creating a delightful rural home that complements its exceptional setting.

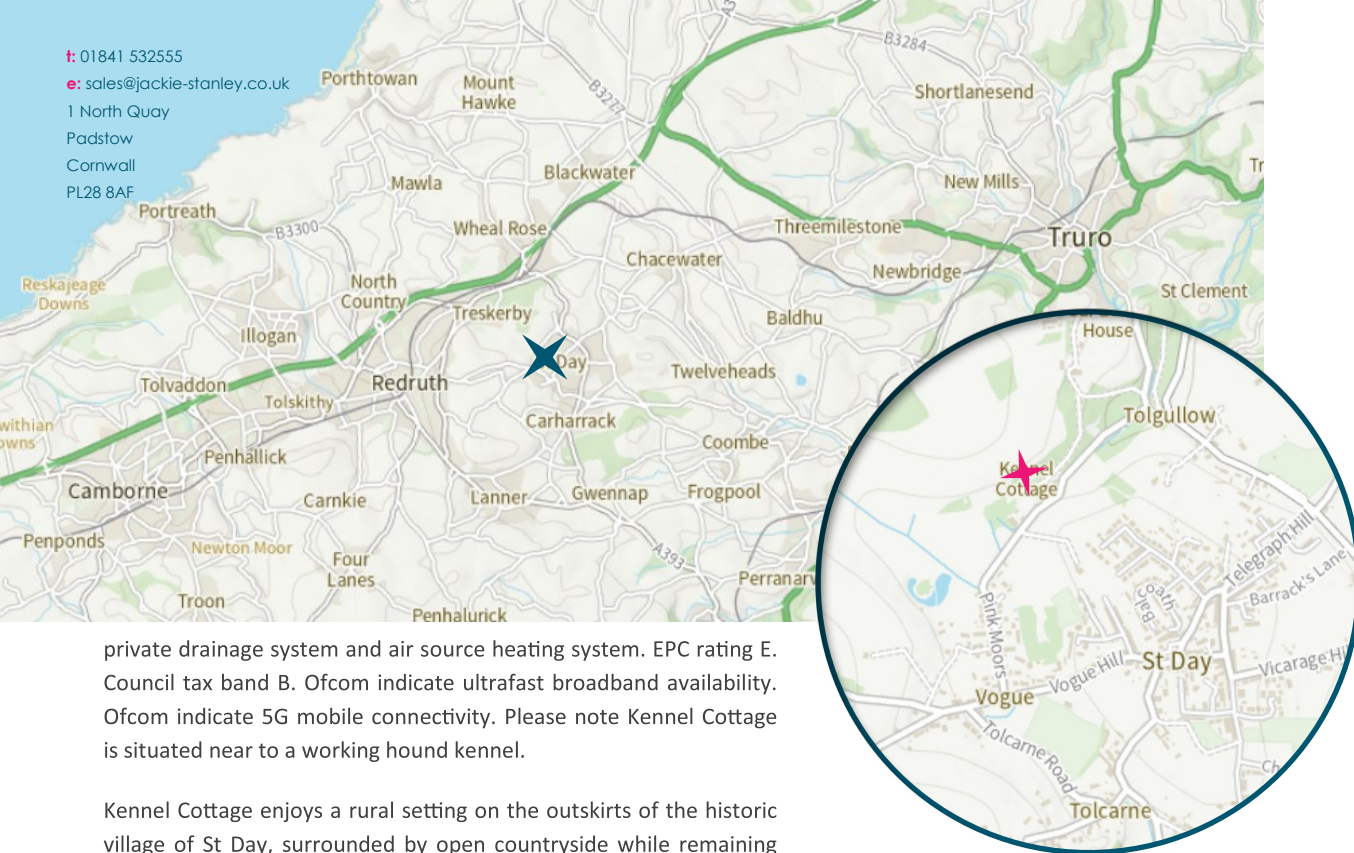
The property is conveniently situated on the outskirts of St Day, a historic Cornish village well placed for access to both the north and south coasts, nearby countryside walks and the amenities of Redruth, Truro and the surrounding area.

Services to the property include mains water and electricity, a

Kennel Cottage, St Day, TR16 5PG
£250,000 guide



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private drainage system and air source heating system. EPC rating E. Council tax band B. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile connectivity. Please note Kennel Cottage is situated near to a working hound kennel.

Kennel Cottage enjoys a rural setting on the outskirts of the historic village of St Day, surrounded by open countryside while remaining well placed for access to Cornwall's major towns and coastlines.

St Day offers a range of everyday amenities including a convenience store, public houses, a primary school and doctors' surgery, while the nearby town of Redruth (approximately 5 miles) provides a wider selection of shopping, supermarkets, leisure facilities and a mainline railway station with services to Plymouth, Exeter and London Paddington.

The cathedral city of Truro, around 10 miles away, offers an excellent choice of shopping, restaurants and cultural attractions. The north coast beaches at Porthtowan, Portreath and Perranporth are all within easy reach, while the sailing waters of Falmouth are approximately 30 minutes away.

Surrounded by rolling countryside and close to a network of footpaths, bridleways and the Great Flat Lode Trail, the property is ideally suited to those seeking a peaceful rural lifestyle with excellent access to Cornwall's coastline and transport links.

To find Kennel Cottage, from the A30, leave at the Scorrier/St Day junction and follow signs for St Day. Continue through the village centre before taking the road signposted towards Pink Moors. Follow this quiet country lane for approximately one mile where Kennel Cottage will be found in a peaceful rural position on the left-hand side. The postcode for satellite navigation is TR16 5PG. What3words: grownup.bounding.rests

FLOORPLANS