

2 Laity Cottages, Laity, Wendron, TR13 0NW

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Laity Cottages

- FOUR-BEDROOM SEMI-DETACHED COTTAGE
- FULL OF CHARM, CHARACTER AND PERIOD FEATURES
- BEAUTIFULLY PRESENTED AND EXTENDED
- FAR-REACHING COUNTRYSIDE VIEWS
- SPACIOUS KITCHEN/DINER AND INVITING LOUNGE
- INGLENOOK FIREPLACE
- GARDEN & AMPLE PARKING
- FREEHOLD
- EPC E49
- COUNCIL TAX BAND B



Situated in the roadside Cornish hamlet of Carnebone, is this four bedroom, spacious, 19th Century semi-detached cottage of immense charm and character. Greatly enhanced and extended by the current vendors, the residence is beautifully presented and enjoys far reaching views over open countryside and sea glimpses.

In brief, the accommodation comprises an entrance area, shower room, bedroom four, lounge and, completing the ground floor, a kitchen/diner. On the first floor is a bathroom and three bedrooms, the master of which boasts an en suite shower room. To the outside is a pleasant garden and parking area for a number of vehicles.

The residence benefits from oil fired central heating and double glazing, the vendors also advises us that some of the road facing windows are triple glazed. A real feature of the property is the impressive inglenook fireplace in the lounge.









Laity is a small hamlet a short drive from the bustling market town of Helston which has many amenities. These include national stores, health centres, cinema and a leisure centre with indoor pool. There are a number of well regarded primary schools and a secondary school with sixth form college whilst a university campus can be found in the nearby port town of Falmouth which is some ten miles distant. The property is well located with a road link to Falmouth and the county capital of Truro some fourteen miles away which has a mainline railway station with regular services to London Paddington.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to -

ENTRANCE AREA

With tiled floor, door to bedroom four, door and step up to lounge, door to -

SHOWER ROOM

Comprising close coupled W.C., shower cubicle and a pedestal washbasin. There is space for a washing machine and the room houses the boiler. There are partially tiled walls.

BEDROOM FOUR 11'9" x 9' (3.58m x 2.74m)

With outlook to the side.

LOUNGE 13'9" x 12'3" (4.19m x 3.73m)
With an impressive feature inglenook fireplace which acts as a focal point for the room with stone hearth housing a multi fuel burner and a decorative Cornish range stove which is not in working order. Beamed ceiling. There is an outlook to the rear and opening to -

KITCHEN/DINER 16' x 12'3" (4.88m x 3.73m)
With outlook to the front and with a former fireplace with tiled hearth. The room has a beamed ceiling.

KITCHEN AREA
Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven, induction hob and hood over. The room is dual aspect and has a beamed ceiling.

STAIRS & LANDING
With doors to all bedrooms, airing cupboard and door to -

BATHROOM
A suite comprising roll top bath with both mixer tap and flexible shower hose over, close coupled W.C., pedestal washbasin and a shower cubicle. There is a towel rail, access to the loft and a frosted window.













BEDROOM ONE 24' x 9' narrowing to 6'6" (7.32m x 2.74m narrowing to 1.98m)

An impressive vaulted room with beamed ceiling, Juliette balcony to take full advantage of the far reaching views over the Cornish countryside and the sea in the distance. There is a skylight and door to -

EN SUITE

Comprising close coupled W.C., washbasin with mixer tap and a shower cubicle. The room has a skylight and a vaulted beamed ceiling.

BEDROOM TWO 11'6" narrowing to 9'6" x 11' (3.51m narrowing to 2.90m x 3.35m)

With outlook to the rear, over the road and across to open countryside.

BEDROOM THREE 12'3" x 8' (3.73m x 2.44m)

Looking over the road towards open countryside.

OUTSIDE

To the outside of the property is a pleasant garden with an area which would seem ideal for al fresco dining with established plants and shrubs. There is parking for a number of vehicles. Fine views can be enjoyed from the garden across open countryside.

AGENTS NOTE ONE

We are advised that the property has private drainage.

AGENTS NOTE TWO

We are advised that there is a small area which is flying freehold which the owner hopes to rectify shortly.

AGENTS NOTE THREE

The residence is situated within a small roadside hamlet near to the A394 Helston to Falmouth road.

AGENTS NOTE FOUR

We are advised that the property is accessed via a private lane which the residence has a right of way over and contributes to the shared costs of the upkeep of this private road.

SERVICES

Mains electricity and water.

FLOOD RISK

River and Sea - Very Low
Surface Water - Very Low

DATE DETAILS PREPARED

19th June 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

WHAT3WORDS

hungry.sheds.sonic



















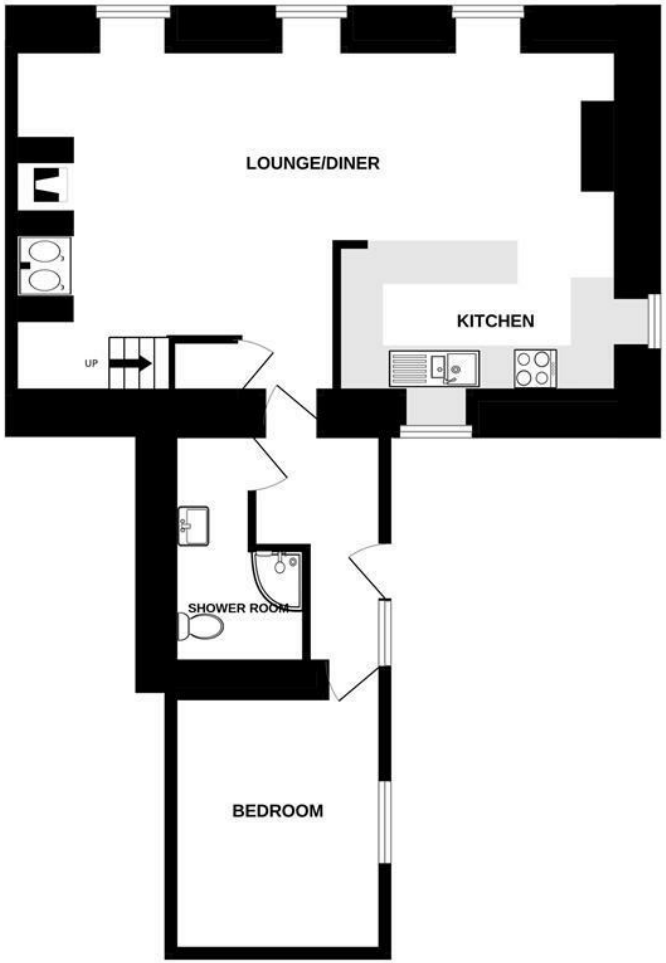
ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



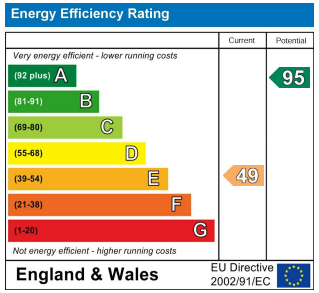
1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS

TOTAL FLOOR AREA : 1362 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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