



### Description

A sizeable five double bedroom, master en-suite, detached dormer bungalow requiring some finishing works to the partly modernised internal accommodation, set in 0.26 acres of gardens and grounds, comprising of lawn, decked seating area, a 29' long garage and an attached workshop/store of similar proportions, with additional on drive parking and views over the surrounding countryside. The property offers the potential for further extension/reconfiguration of the existing accommodation and is readily commutable to both Falmouth and Truro.

### Situated

Herniss is a small hamlet lying adjacent to Longdowns, a rural community situated in the Cornish countryside alongside the A394 between Falmouth and Helston, being around 6 miles and 7 miles away respectively. The village of Longdowns has a local shop, with further facilities and amenities available in the popular village of Stithians circa 2.5 miles including a primary school, church, village shop and public house.

### Ground Floor

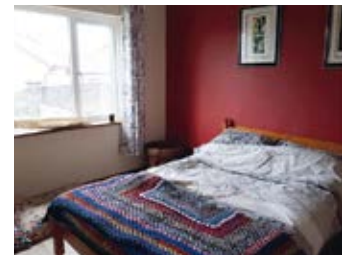
Entrance hall, lounge/diner with doors to the enclosed and private decked seating area, kitchen/breakfast room with part finished utility/store room off, master bedroom with en-suite shower room, bedroom two with potential for an en-suite facility, bedroom three, bedroom four and family bathroom.

### First Floor

Loft room/bedroom five.

### Outside

Gardens and grounds of circa 0.26 acres with large lawned front garden, enclosed decked seating area, additional patio areas, a detached garage measuring circa 28'9" × 13'2" with an attached workshop/



store of circa 29' × 12'5" and additional on drive parking.

### Viewings

Strictly by prior appointment with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.

### Auctioneer's Note

Measurements have been taken using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.