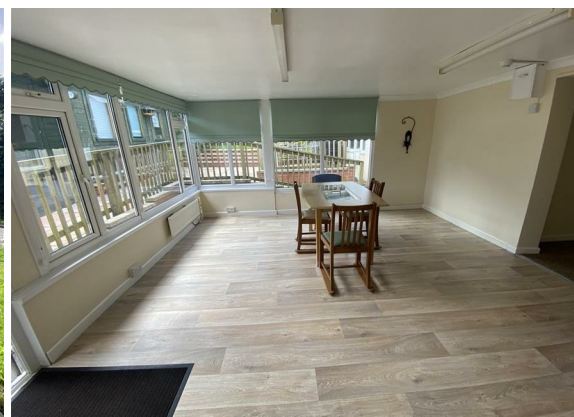




Rescorla
St. Austell
PL26 8YT

Asking Price £460,000

- FLEXIBLE ACCOMMODATION
- SELF-CONTAINED ANNEXE
- LARGE PRIVATE PLOT
- EDGE OF VILLAGE
- CLOSE TO EDEN
- AMPLE PARKING
- FIVE BEDROOMS
- CARPORT
- RURAL VIEWS



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Tenure - Freehold

Council Tax Band - D

Floor Area - 2766.32 sq ft



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PROPERTY

AMAZING POTENTIAL. A highly versatile bungalow with development potential and ideal for multi-generational family life, with five bedrooms in the main residence, various reception rooms, conservatory, kitchen and to the side, a self-contained one double bedroom annexe with connecting door. This annexe would also lend itself to holiday letting and would create a lovely home and income.

The property sits in a private plot, approached down a private drive leading into a large gravelled parking area, with car port and parking for numerous cars, caravan or motorhome. Benefitting from owned solar panelling.

LOCATION

Rescorla is a small, pretty hamlet, convenient for the village of Penwithick, which offers a range of local facilities including post office, fish and chip shop, general stores, local social club, and local primary school in the neighbouring village of Treverbyn. The nearby clay trails have been opened and provide great access for those who enjoy walking or cycling and also provide good access to the nearby Eden project. St Austell town centre, with a mainline railway station, is approximately four miles away and also offers leisure centre, senior schools, and various supermarkets and retail facilities. Further afield lie the picturesque harbours of Charlestown and Mevagissey, the fabulous coastal walks of the Roseland Peninsula and the delightful gardens at Heligan.

ACCOMMODATION COMPRISES

Upvc front door and leading into:

ENTRANCE HALL

Wall mounted thermostat, telephone point, door to:

LOUNGE

13'10" x 12'8" (4.21 x 3.85)

A bright dual aspect lounge with Upvc windows to front and side elevation, panelled radiator, coved ceilings.

SITTING ROOM/ SNUG

13'10" x 10'11" (4.21 x 3.34)

With large double-glazed window to side elevation, panelled radiator, coved ceilings.

BEDROOM ONE

13'7" x 9'0" (4.13 x 2.75)

Double-glazed window to side elevation, coved ceilings, panelled radiator, sky light.

ENSUITE TOILET

With low level WC, washbasin, double-glazed window, panelled radiator.

STUDY

8'7" x 8'11" (2.61 x 2.72)

Ideal study room leading into:

DINING ROOM

L-shaped sunroom/dining room, with Upvc double-glazed windows to side and rear elevation, electric wall-mounted radiators, double-glazed French doors to rear garden.

BREAKFAST ROOM

12'4" x 11'0" (3.76 x 3.36)

Double-glazed French doors to rear garden, double-glazed windows to rear, steps leading to:

KITCHEN

18'5" x 8'5" (5.61 x 2.56)

Range of kitchen units with granite effect work tops, matching wall units, two stainless steel sink units with mixer taps, Leisure range cooker, extractor hood, part-tiled walls, space for washing machine, part-glazed door to:

REAR PORCH

6'11" x 5'10" (2.10 x 1.79)

Double-glazed windows to three sides, door to side parking area.

BEDROOM TWO

12'5" x 11'9" (3.78 x 3.58)

Double-glazed window and door to rear garden, coved ceiling, panelled radiator, door to ensuite WC and washbasin, part-tiled walls.

BEDROOM THREE

11'1" x 10'11" (3.39 x 3.34)

Two double-glazed windows to side elevation, panelled radiator, coved ceilings, and door to dressing room and:

ENSUITE

6'4" x 3'11" (1.94 x 1.20)

Shower cubicle with tiled walls, low level WC, pedestal wash basin.

BEDROOM FOUR

13'11" x 10'4" (4.24 x 3.16)

Double-glazed window to front, two panelled radiator, coved ceilings, vanity unit with inset washbasin and door to to ensuite WC, with low level WC and tiled walls.

WETROOM

8'6" x 4'6" (2.58 x 1.36)

Panelled walls, panelled radiator, pedestal washbasin, low level WC, shower unit and extractor fan.

INNER HALL

Stairs to first floor leading to:

DRESSING ROOM

18'6" x 10'6" (5.63 x 3.19)

Sky light, panelled radiator, two doors to eaves space, built in wardrobe and dressing table door to:

ENSUITE

7'1" x 4'2" (2.16 x 1.28)

Corner bath, low level WC, pedestal washbasin, tiled walls and sky light.



BEDROOM FIVE

13'6" x 10'5" (4.11 x 3.18)

Sky light, four doors to eaves space, panelled radiator.

ANNEXE

LOUNGE/LIVING AREA

15'6" x 12'10" (4.72 x 3.91)

Minimum measurements, full length double-glazed windows to side garden, panelled radiator, small working desk area and arch leading into:

KITCHEN

8'6" x 10'11" (2.59 x 3.33)

Range of base units in light oak, enamel double bowl single drainer sink unit with mixer taps, plumbing for washing machine, double-glazed windows to two sides, and part double-glazed door to rear garden.

BATHROOM

4'6" x 7'10" (1.38 x 2.40)

Corner bath, pedestal washbasin, low level WC, heated towel rail, part tiled walls and obscure double-glazed window to rear.

BEDROOM

12'3" x 9'11" (3.74 x 3.02)

Double-glazed windows and double-glazed French doors to front garden, range of built-in bedroom furniture, panelled radiator.

OUTSIDE

The property is approached along a private drive through the gateway, to a large gravelled parking area with ample parking for many cars or ample space for Motorhome or caravan. Carport. Front garden is approached via the front gate or side gate, to sheltered lawn area, leading around to the further garden area with rear terracing and ideal for outdoor entertainment and alfresco dining.

The gardens are well stocked and are very private and secluded. Large Chalet/office (18' x 10')with power and light, ideal for those who want a space to run a small business or as a great 'party bar room '.

Further timber workshop of approximately 18' x 10' oil tank

SERVICES

Mains Water, Electricity, Mains Drainage.

Council Tax band 'D'



Directions To Property

On entering Rescorla from the Penwithick/Bugle road, proceed to the S bend and on the right is a small grass area and drive, proceed down drive and through the gate.

Contact Us

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

