



North Street  
Par  
PL24 2PW

Asking Price £290,000

- QUARTER ACRE GARDEN
- NO ONWARD CHAIN
- CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- OUTBUILDINGS
- GAS CENTRAL HEATING
- VILLAGE CENTRE
- CLOSE TO PAR BEACH
- GARDEN STUDIO



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 603.00 sq ft



### Property Description

This is a delightful stone cottage retaining many original features is raised and set back, with accommodation briefly comprising entrance porch, sitting room/diner, kitchen and rear hallway and on the first floor are two double bedrooms and a shower room. Outside is the jewel in the crown with a private garden of approximately a Quarter of an acre with a detached studio unit, workshop, large two room sun lounge/greenhouse . The gardens are private, well stocked and a real Gem to find almost in the middle of this popular village.

### Location

This cottage is set in North Street, a quiet road, just off the centre of this popular village that hosts a local pub, school, minimarket, fish and chip shop and butchers. Nearby, is the coastal village of Par with a great sandy beach, range of local shops a railway station, takeaway outlets, and small local businesses. Fowey is also a few miles away a stunning coastal village with a great range of local shops and restaurants. The town of St Austell is about five miles away and offers an extensive range of shops, schools.

### Front Porch

With part glazed front door, with windows to side, and Stable door opening into:

### Sitting room/Dining room

20'4" x 13'10" (6.20m x 4.22m)

With double glazed window to front elevation overlooking front garden, fireplace (not presently working, and possible alternative, additional fireplace option) with alcove recesses to either side, beamed ceilings, real wood flooring, range of cupboards below stairs, two double glazed windows to rear elevation, two panelled radiators, door to:

### Kitchen

7'10" x 7'5" (2.41m x 2.28m)

Double glazed window to rear elevation, range of base units, single drainer stainless steel sink unit, with mixer taps, built in oven, and four ring electric hob as well as an over head extractor, various wall units, space for fridge, inset spotlights, door to:

### Rear Porch

5'8" x 4'8" (1.75m x 1.43m)

Double glazed window and door to rear elevation and rear garden.

### First Floor Landing

Access to Loft space, where the gas boiler is located.

### Bedroom One

9'0" x 7'5" (2.75m x 2.28m)

Double glazed window to front elevation, built in double wardrobe , decorative shared light windows with a sailing boat theme designed and made by Jo Downs, panelled radiator.

### Bedroom Two

10'4" x 9'2" (3.17m x 2.80m)

Double glazed window to rear elevation, built in wardrobe, panelled radiator.

### Shower Room

6'6" x 6'2" (1.99m x 1.89m)

Double glazed window to rear elevation, double shower tray, low level WC, wash basin inset vanity unit with draws below.

### Outside

To the front is a raised garden with Monkey Puzzle tree and flower borders with pedestrian path leading to the large rear garden which is a real delight and is about a quarter of an acre, enclosed with a great deal or privacy. Large lawn area, mature shrubs and trees, small pond, decked area.

### Outside Utility Room

9'10" x 6'11" (3.00m x 2.12m)

With power, light and plumbing for washing machine.

### Sun Lounge / Greenhouse

16 x 8 (4.88m x 2.44m )

Featuring two separate rooms with ceramic tiled floor.

### Chalet

19'4" x 8'2" (5.90m x 2.49m)

With studio with small kitchen area, window to garden and



separate shower room with WC and wash basin. Ideal as an office or workshop/studio and the present owner has, in the past, used a thiss an Air BnB holiday let.

**Workshop**

13'3" x 7'10" (4.04m x 2.39m)

With power and light.

**Services**

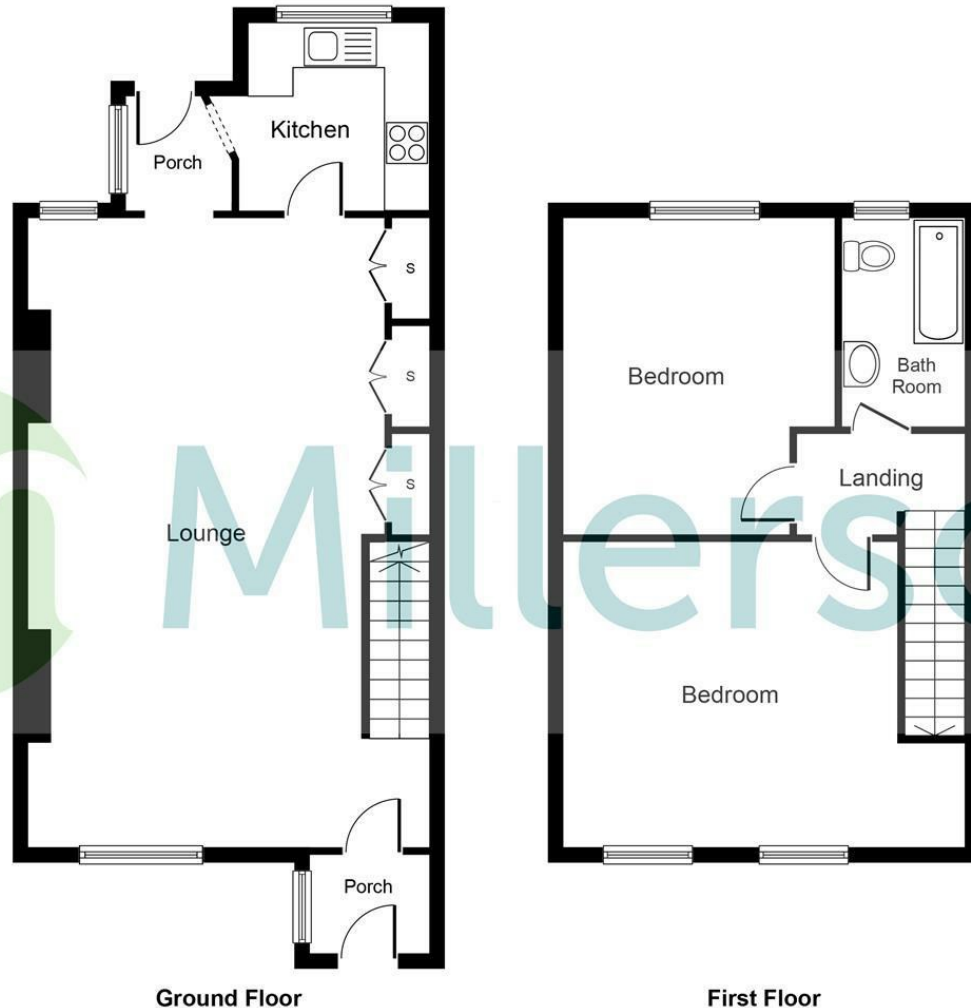
Mains Water, Electricity, Drainage and Gas.

Council Tax Band 'B'



## Directions To Property

One entering Tywardreath from Par, climb up the hill, on entering the village, bear right past the Church, bear left and then turn left into North Street and proceed along the road for about 30 meters and the property will be found on the left hand side.



Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

## Valuation Request



Scan me!

Millerson Estate Agents  
5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB  
E: [st.austell@millerson.com](mailto:st.austell@millerson.com)  
T: 01726 72289  
[www.millerson.com](http://www.millerson.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

 **Millerson**  
millerson.com