



Tywardreath Highway

Par

PL24 2RW

Price Guide £350,000

- THREE GOOD SIZED BEDROOMS
- VERSATILE LIVING ACCOMMODATION
- 9M LONG GARAGE / WORKSHOP
- STUNNING MULTI TIERED GARDEN WITH COUNTRYSIDE VIEWS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- TWO RECEPTION ROOMS
- TWO SHOWER ROOMS
- COUNCIL TAX BAND C
- IDEAL LOCATION FOR COMMUTING ACROSS THE COUNTY
- CAST IRON FEATURE WOODBURNER



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1194.79 sq ft



Property Description

This detached home is nestled in the charming hamlet of Tywardreath Highway, Par, and offers a delightful blend of comfort and style. Boasting two reception rooms, three bedrooms, a utility room, and two shower rooms means this property provides ample space for a family to thrive. The property has been meticulously maintained throughout ensuring that it is in superb condition for its new owners.

As you step inside, you are greeted by a bright and airy entrance hallway with doors leading off to the reception rooms which are filled with character features including the exposed wooden ceiling beams, the cast iron wood burner but also dual aspect windows allowing the Cornish sunlight to pour in wherever you are. Further benefits include the sociable fully fitted kitchen with breakfast bar that leads directly on to the rear patio and straight into the bigger than average garage / workshop which not only offers parking but additional storage space, perfect for catering to all your needs. The garage also has the potential to be converted into an annex or holiday let due to electrical and water feeds already being present. These works would be subject to obtaining all the relevant planning permissions.

Spanning 1,195 sq ft, this home provides versatile accommodation, allowing you to tailor the space to suit your lifestyle. The multi-tiered garden is a true gem, offering an expansive outdoor area for relaxation, gardening, or entertaining guests. It even has a pond with some fishy friends already making it their home.

To the front, desirably, this property comes with parking for up to five vehicles, ensuring that you, your guests and family always have a space to park. Whether you are looking for a peaceful retreat or a place to call home, this house on Tywardreath Highway is a wonderful opportunity not to be missed. Viewings are highly recommended to appreciate all that there is to offer.

Location

This property has a convenient location with a choice of everyday shops as well as takeaways, public houses, churches and schools close by. The neighbouring coastal village of Par is a short drive away and is home to Par Beach which is known for its sandy dunes and being dog friendly all year round. St Austell Town Centre is approximately five miles away and provides a more extensive range of amenities including restaurants, a cinema, bowling alley and leisure centre. The picturesque Georgian harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark. It remains popular due to the fabulous setting and quality dining. The area is also home to the breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

UPVC Partially glazed entrance door leading into the:

Entrance Hallway

Skimmed ceiling with timber wooden exposed beams. Smoke sensor. Consumer unit housed. Half wall wooden feature panelling. Radiator. Broadband and TV connection points. Ample power socket. Laminate flooring. Skirting. Doors leading to:

Lounge

13'5" x 9'9" (4.10m x 2.98m)

Double glazed windows to both the front and rear aspects. Skimmed ceiling with

timber wooden exposed beams. Radiator. Open fireplace which has currently been capped off but could be reopened and used subject to obtaining relevant regulations – currently houses an electric feature wood burner style fire. Satellite connection point. Ample power sockets. Carpeted flooring. Skirting.

Dining Room

15'8" x 11'11" (4.79m x 3.64m)

Double glazed window to the front aspect. Skimmed ceiling with timber wooden exposed beams. Radiator. Stunning cast-iron multi fuel burner positioned within a stone fireplace with a timber mantelpiece and sat upon a tiled floor. Satellite connection point. Understairs storage cupboard. Carpeted flooring. Skirting. Opening leading through to:

Kitchen / Breakfast Room

11'4" x 9'5" (3.46m x 2.88m)

Double glazed window to the rear aspect. Skimmed ceiling. Smoke sensor. Fully tiled. Range of wall and base fitted units with roll edge stainless steel worksurfaces with sink, drainer and mixer tap. Freestanding breakfast bar with integrated storage. Built in Neff double oven and grill, Bosch dishwasher, AEG electric four ring hob with extractor hood above. Space and plumbing for fridge/freezer. Ample power sockets. TV Aerial connection point. Luxury vinyl flooring. Skirting. UPVC double glazed stable door leading to the rear patio. Leading through to the:

Rear Hallway Porch

Skimmed ceiling. Loft hatch. Fully tiled. Radiator. Carpeted flooring. Skirting. Partially glazed wooden stable door providing access to the rear garden and internal doors leading to the following rooms:

Utility Room

12'5" x 9'1" (3.79m x 2.77m)

Skimmed ceiling. Smoke sensor. Worcester combination boiler installed in 2013. Hot water tank housed. Thermostat control panel. Range of wall and base fitted units with straight edge stainless steel worksurfaces with sink, drainer and mixer tap with a long reach extendable function. Space and plumbing for washing machine and tumble dryer. Built in storage cupboards. Ample power sockets. TV Aerial connection point. Luxury vinyl flooring. Skirting. UPVC partially glazed door leading to the front driveway.

Shower Room

7'6" x 6'7" (2.29m x 2.01m)

Double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Fully tiled. Walk in shower. Wash basin with mixer tap with storage cupboards beneath. W/C. Radiator. Vinyl flooring. Skirting.

Secondary Shower Room

5'6" x 5'1" (1.68m x 1.55m)

Skimmed ceiling. Fully tiled. Extractor. Heated towel radiator. Walk in shower. Wash basin with mixer tap. W/C with push flush. Vinyl flooring.

First Floor

Landing – Smoke sensor. Covng. Storage cupboard with a power socket. Carpeted flooring. Skirting. Doors leading to:

Bedroom One

13'9" x 9'1" (4.20m x 2.79m)

Double glazed windows to the front and rear aspect. Covng. Loft hatch. Radiator. Ample power sockets. Three built in storage cupboards and a dressing table. Carpeted flooring. Skirting.



Bedroom Two

10'3" x 9'4" (3.14m x 2.86m)

Double glazed window to the front aspect. Coving. Loft hatch. Radiator. Ample power sockets. Built in wardrobe. Carpeted flooring. Skirting.

Bedroom Three

7'10" x 7'1" (2.39m x 2.16m)

Double glazed window to the front aspect. Coving. Built in wardrobe. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Outside

To the Rear - Expansive multi-tiered laid to lawn garden with various patio slabbed seating and entertaining areas enjoying panoramic Cornish countryside views. Fully stocked pond. Two external taps supplying each side of the property. Various outbuildings including a potting shed, summer house and workshop of which some have electricity supplies running to them. Hardstanding area perfectly suitable for BBQ's.

Garage

29'11" x 10'4" (9.12m x 3.17m)

Metal up and over door. Loft hatch. Power. Lighting. Ample power sockets. Stainless steel with both hot and cold-water feeds. Concrete flooring. UPVC door leading to the rear patio and garden. There is the potential due to the size of the garage to convert this into an annex or possible holiday let due to the electric and water feeds already being provided.

Parking and Front Aspect

Ample off-street parking for around five averaged size vehicles. Outside tap located to the front of the house ideal for car washing.

Services

Mains water, electricity, and drainage. The heating is powered via LPG bottles to radiators distributed throughout the house. Council Tax Band C.

Directions

Leaving St Austell on the A390 head towards Par and over the roundabouts for Mevagissey and Asda. At the Charlestown roundabout, take the second exit onto Holmbush Road. Stay on this road for some time continuing straight through the Tesco traffic lights and over the roundabout at The Britannia Inn. Completely pass through St Blazey and over the railway line. Shortly after the property will be located on your right hand side with a round Millerson 'FOR SALE' board. One of the team will be there to meet you but please feel free to park on the driveway.



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Valuation Request



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			54
(21-38) F		28	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

