



Westbridge Road
Trewoon
St. Austell
PL25 5TF
Guide Price £375,000

- DETACHED CHARACTER COTTAGE
- SET WITHIN THE RURAL VILLAGE OF TREWON
 - BEAUTIFULLY PRESENTED
- GATED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- DOUBLE GLAZED SASH WINDOWS THROUGHOUT
- EXPANSIVE REAR GARDEN WITH BARBECUE DECKING AREA
 - SUMMERHOUSE AND OUTBUILDINGS
- THREE GENEROUS BEDROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1280.90 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to market this immaculate three-bedroom detached, character cottage. Being situated within the popular village location of Trewoon and having been maintained to a high standard this property is not to be missed. In brief the property comprises of a cosy lounge, with exposed beams, log burner, wooden mantle and slate hearth – making it an ideal space for relaxing after a long day or entertaining guests. An expansive kitchen/diner boasts an abundance of storage units, oak finished worktops as well as an island - the perfect space for those culinary enthusiasts amongst us. On the first floor you will discover three generous bedrooms and a well-equipped family bathroom offering a roll top bath and separate waterfall shower. Externally, this picturesque Cornish cottage sits upon a large plot and features a well-stocked rear garden which has been carefully tended and pruned over the years. Showing an array of mature foliage which has been strategically placed, this garden shows off an extensive display of tropical colours. There is also a decking area making it the perfect spot for Al Fresco dining or simply enjoying the Cornish sunshine. To the front of the property there is a gated, gravelled driveway with off road parking for multiple vehicles. Additional features include a summerhouse, workshop and outside power. This property is connected to mains electricity, water and private drainage. The heating is distributed via oil fired radiators and falls under Council Tax Band C. Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

Trewoon is a thriving village on the rural outskirts of the historic market town of St Austell. Local facilities include a public house, village stores, post office, garage and the highly regarded primary school at St Mewan. The property is approximately 3 miles from St Austell's town centre and the coastal facilities of St Austell Bay are only a short drive. Further afield lie the picturesque beaches and coastline of the Roseland Peninsula, an Area of Outstanding Natural Beauty, the harbour at Charlestown used as a back drop for several films and period dramas and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

All dimensions are approximate.

LOUNGE

20'2" x 11'1" (6.17m x 3.39m)

Exposed wooden beams. Two double glazed sash window to the front aspect, one of which offers a cosy seating area underneath. Beautiful log burner with wooden mantle and slate hearth. Under-stairs storage cupboard. Radiator. Multiple plug sockets. Television point. Skirting. Vinyl flooring.

KITCHEN/DINER

20'2" x 11'4" (6.17m x 3.46m)

Skimmed ceiling. Exposed wooden beams. Extractor fan. Double glazed sash window to the rear aspect. A range of wall and base fitted storage cupboards with oak finished worktops. Wooden island with storage underneath. Splash back tiling. Space for Aga/Rangemaster. Belfast sink. Integrated dishwasher. Multiple plug sockets. Radiator. Skirting. Tiled flooring. French doors leading to the rear garden.

UTILITY ROOM

12'4" x 4'11" (3.76m x 1.51m)

Skimmed ceiling. Extractor fan. Double glazed sash window to the side aspect. Timeless stable door. Space for a washing machine. Radiator. Skirting. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Recessed spotlights. Smoke alarm. Built-in storage cupboard which

houses the consumer unit. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

10'11" x 10'0" (3.35m x 3.05m)

Double glazed sash window to the front aspect of the property. Radiator. Television point. Multiple plug sockets. Skirting. Exposed wooden floorboards.

BEDROOM TWO

11'6" x 9'10" (3.52m x 3.01m)

Skimmed ceiling. Double glazed sash window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

10'0" x 8'5" (3.07m x 2.57m)

Skimmed ceiling. Loft access. Double glazed sash window to the front aspect. Two built-in storage cupboards. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

BATHROOM

9'10" x 7'11" (3.00m x 2.42m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Frosted double glazed sash window to the rear aspect. Mains fed shower cubicle with waterfall shower head and splash back tiling. Mains fed roll top bath. Wash basin. Shaving points. Heated towel rail. W.C. Skirting. Exposed wooden floorboards.

OUTSIDE

To the front of the property you will find a gated entrance which leads on to a gravelled driveway that can accommodate parking for multiple vehicles. There is also an outside socket and log store.

To the rear of the property there is an expansive well-stocked rear garden which has been tended and pruned over the years. Showing array of mature foliage which has been strategically placed, this garden shows off an extensive display of tropical colours. There are also two decked areas, one of which is encompassed by an original Cornish wall, making them the perfect spot for Al Fresco dining or simply enjoying the Cornish sunshine. Towards the end of the garden, there is a crazy paving patio which boasts spectacular agricultural views over the local farmland. Additional features also include a timber summerhouse, block-built workshop and external plug sockets.

SUMMERHOUSE

9'4" x 7'6" (2.85m x 2.29m)

Three single glazed windows. Exposed wooden flooring.

WORKSHOP

8'9" x 6'9" (2.69m x 2.07m)

With single glazed window to the rear. Power connected.

PARKING

This property benefits from having off-road parking for multiple vehicles.

SERVICES

This property is connected to mains electricity, water and private drainage. The heating is distributed via oiled fire radiators and falls under Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Council tax annual charge: £2082.25 a year (£173.52 a month)

Property construction: Standard form



Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Sustainable Drainage System
Heating features: Double glazing and Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Survey Instructed
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Directions To Property

Leaving St Austell on the A390 towards Truro take the turning after the Pondhu Childrens Centre towards Newquay joining the A3058. Stay on Edgcumbe Road, passing Edgcumbe Green on your left hand side. Continue further passing St Mewan Lane and Trewoon Methodist Church. Follow this road as it bears around to the left you will then find a Millerson 'For Sale' Board outside and a member of the team waiting to greet you.

Contact Us

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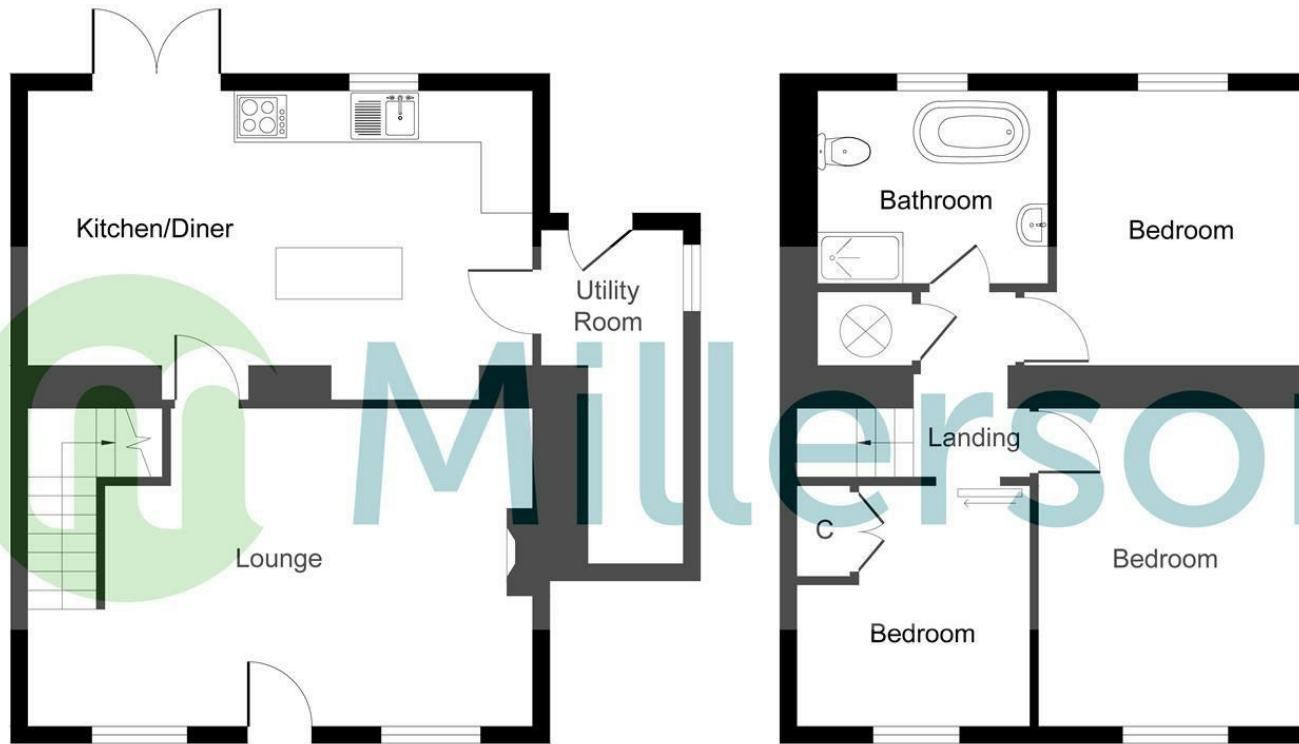
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Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(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	

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