

Carclaze Road  
St. Austell  
PL25 3AQ

Guide Price £300,000

- NO ONWARD CHAIN
- IMMACULately PRESENTED
- TWO DOUBLE BEDROOMS
- EXPLANSIVE GARDENS
- FULL OF CHARACTER
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- OFF ROAD PARKING AVAILABLE
- CLOSE TO LOCAL BEACHES
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - C

Floor Area - 742.70 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this immaculate, two double bedroom, detached cottage to the market. Being situated within a popular residential location, the property is still within walking distance to local amenities and transport links.

Upon entering, you are welcomed by a warm and inviting lounge which exudes charm and character, exhibiting a full functional log burner adding a cosy ambiance to the home. The expansive kitchen/diner is a culinary enthusiasts dream by showcasing a range of integrated appliances and fitted storage cupboards and drawers, this generous space is perfect for entertaining guests or simply enjoying a family meal. On the first floor, you are greeted with two double bedrooms and a well-equipped family bathroom.

Externally, the property is surrounded by a generous, gated, garden that provides ample space for outdoor activities and relaxation. A dedicated barbecue area invites you to enjoy al fresco dining during the warmer months, while the summerhouse, complete with power, offers a versatile space that can be used as a home office, studio, or simply a place to delve into your favourite novel. The entirety of the garden has been professionally wired with festoon and spotlights, making it the perfect place for an evening soiree. The current owners have also had the property pre-wired for the inclusion of a hot tub, adding a touch of sophistication to an already luxurious layout.

This property is connected to mains electricity, water, gas and drainage. It falls within Council Tax Band C. Viewings are highly recommended to appreciate all this cottage has to offer.

### LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque 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, and 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)

#### ENTRANCE

uPVC double glazed door leading into:

#### LOUNGE

14'0" x 12'9" (4.27m x 3.90m )

Skimmed ceiling. Exposed beams. Smoke alarm. Double glazed window to the front aspect. Stunning fire place with wooden mantel and slate hearth and a fully functioning wood burner installed. Thermostat. Radiator. Television point. Telephone point. Multiple plug sockets. Skirting. Vinyl flooring. Door leading into:

#### KITCHEN/DINER

13'7" x 12'9" (4.15m x 3.89m )

Skimmed ceiling. Exposed beams. Recessed spotlights. Extractor fan. Smoke alarm. Two double glazed windows to the front aspect. A range of wall and base fitted storage cupboards and drawers with oak effect worktop space. Consumer unit. Beautiful feature fireplace. Integrated oven and four ring electric hob with extractor hood over. Gas combination boiler. Integrated slim-line dishwasher. Space for a fridge freezer and washing machine. Splash-back tiling. One and a half stainless steel wash basin with drainage board. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

#### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Skirting. Vinyl/Carpeted flooring. Doors leading into:

#### BEDROOM ONE

14'1" x 12'8" (4.30m x 3.88m )

Skimmed ceiling. Coving. Smoke alarm. Access into a partially boarded loft space. Exposed granite wall. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

#### BATHROOM

9'5" x 5'5" (2.88m x 1.66m )

Skimmed ceiling. Access into a partially boarded loft space. Extractor fan. Recessed spotlights. Frosted double glazed window to the front



aspect. Splash-back tiling. Mains fed shower over bath. Vanity wash basin with mixer tap and additional storage underneath. Heated towel rail. W.C. Skirting. Vinyl flooring.

### BEDROOM TWO

12'8" x 7'11" (3.88m x 2.42m )

Skimmed ceiling. Coving. Smoke alarm. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

### OUTSIDE

Externally, the property is surrounded by a generous, gated, garden that provides ample space for outdoor activities and relaxation. A dedicated barbecue area invites you to enjoy al fresco dining during the warmer months, while the summerhouse, complete with power, offers a versatile space that can be used as a home office, studio, or simply a place to delve into your favourite novel. The entirety of the garden has been professionally wired with festoon and spotlights, making it the perfect place for an evening soiree. The current owners have also had the property pre-wired for the inclusion of a hot tub, adding a touch of sophistication to an already luxurious layout.

### SUMMER HOUSE

10'5" x 7'9" (3.20m x 2.37m )

Dual aspect single glazed windows. Power connected.

### GAMES ROOM

13'6" x 6'3" (4.13m x 1.92m )

Double glazed double doors. Multiple plug sockets.

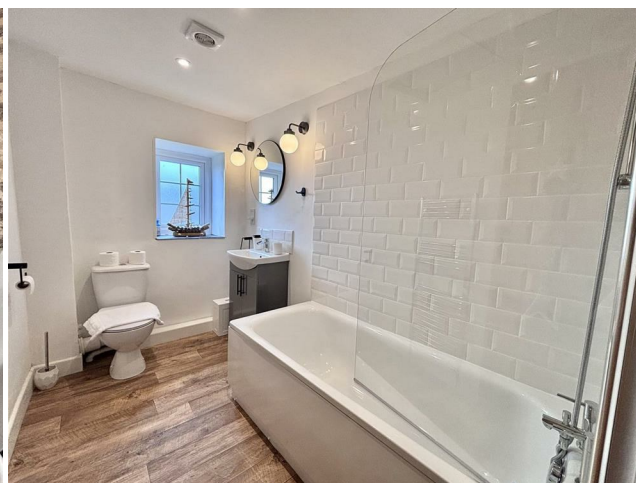
### OUTSIDE W.C.

4'5" x 2'4" (1.37m x 0.72m)

Wash basin. W.C.

### PARKING

This property has off road parking for two vehicles. On-street parking can also be found close by.







Carclaze Road, St. Austell, PL25 3AQ



## SERVICES

This property is connected to mains electricity, water, gas and drainage. It falls within Council Tax Band C. Viewings are highly recommended to appreciate all this cottage has to offer.

## MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area 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: D

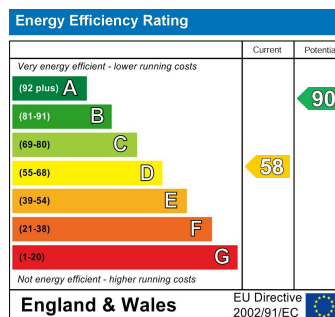
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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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Please Speak to Our Lettings Area Manager

Lizzie Collins

01726 72236

[ecollins@millerson.com](mailto:ecollins@millerson.com)

## Contact Us

5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

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