



Carne Stents Gover Valley St. Austell PL25 5RD

By Public Auction
£195,000

- A WONDERFUL AUCTION PROPERTY
- FOR SALE BY AUCTION 16TH MAY 2025
- STUNNING RURAL LOCATION
- IN A VERY UNSPOILT VALLEY LOCATION
 - SET IN 0.33 ACRES
- ABOUT A MILE AND QUARTER UP AN ANCIENT LANE
 - HUGE POTENTIAL
- COTTAGE WITH GREAT CHARCTER
 - PRETTY GARDEN
 - PARKING SPACE



Tenure - Freehold

Council Tax Band -

Floor Area - sq ft



PROPERTY

Adorable two double bedroomed detached cottage for comprehensive modernisation in 0.14ha/0.33acres enjoying an idyllic wooded setting.

“Possibly the most wonderful Auction property I’ve seen in a nearly forty-year

career” Graham Barton - Auctioneer and Surveyor

- GF – Living room, sitting room, kitchen/breakfast room and scullery with door to garden.

- FF – Stairs to small landing, bedroom one with small eaves room off, bedroom

two with door to further eaves space and second staircase.

- Outside - The whole extends to 0.14ha/0.33acres broadly made up of a large

‘formal’ garden and the former kitchen garden to one side.

- Parking/Turning – There is a turning/parking bay adjoining the garden to the east.

LOCATION

If you want to live in the ‘middle of nowhere’ but be only about two miles from a town centre, this cottage is for you. Two miles away is St Austell town centre which includes local amenities for general shopping, supermarket, pharmacy and dentists. A greater depth of facilities are available within the wider area of St Austell including the leisure centre at Polkyth, cinema, bowling alley, and a number of well known supermarket brands. The town also benefits from a mainline train station, linking Penzance to London Paddington. Access to the A30 is within a 20 minute drive and is the main route outside of Cornwall. Beyond St Austell town lie the sandy sheltered beaches of the south coast, the picturesque fishing villages of Mevagissey and Polperro, Cornwall's capital city Truro, and the stunning coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

TENURE

Freehold

SOLICITORS

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AUCTION CONDITIONS OF SALE AND NOTES

For full details please refer to the auction catalogue available online at www.symondsandsampson.co.uk/property-auctions

LEGAL AND INFORMATION PACK

A full legal pack can be purchased online. Please telephone the office below to check availability.

We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell

for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The ‘Reserve Price’ may exceed the ‘Guide Price’ listed. If so, it is customary for the ‘Reserve Price’ to exceed the guide price by no more than 10%.

Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1,500 (£1,250 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract.



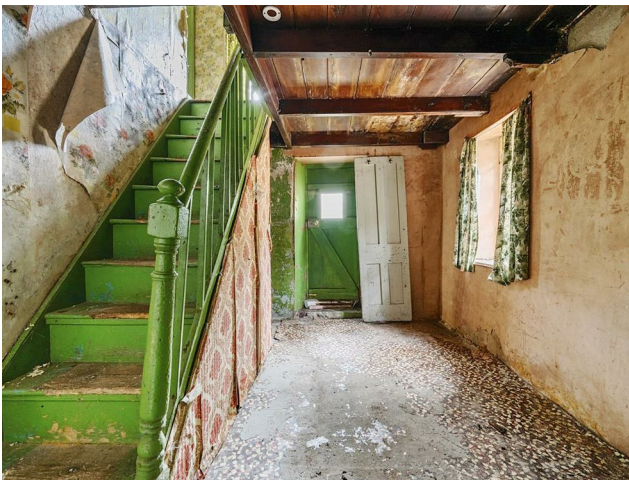
The charge will apply to lots bought prior to and post auction.

- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

AGENTS NOTE

Rightmove Link: [https://www.rightmove.co.uk/property-for-sale/find.html?](https://www.rightmove.co.uk/property-for-sale/find.html?searchLocation=PL25+5RD&useLocationIdentifier=true&locati)

[searchLocation=PL25+5RD&useLocationIdentifier=true&locati](https://www.rightmove.co.uk/property-for-sale/find.html?searchLocation=PL25+5RD&useLocationIdentifier=true&locati)

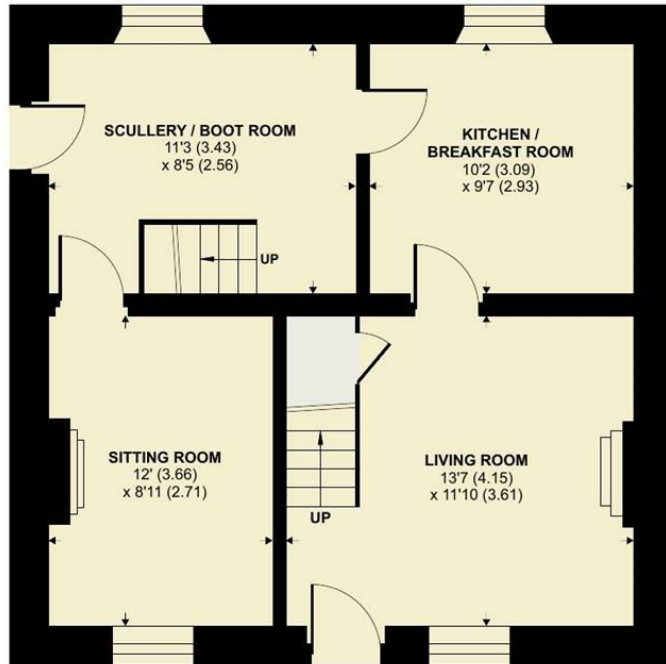




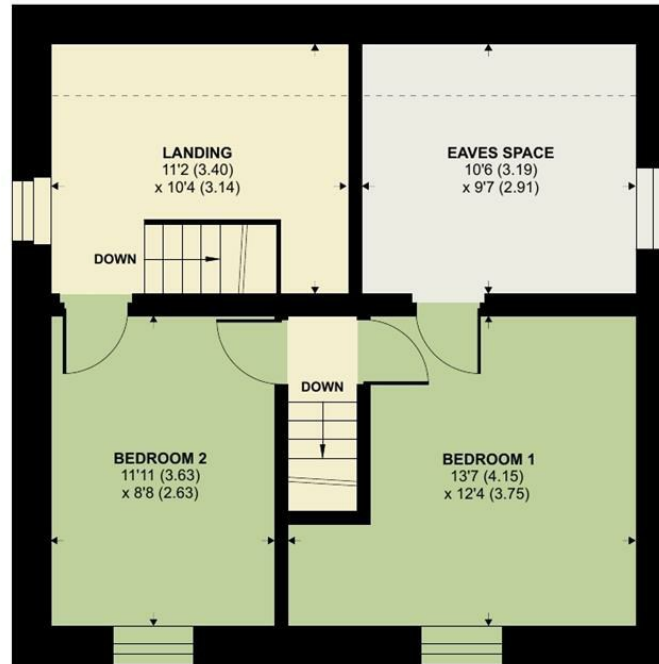
Carne Stents, Gover Valley, St. Austell

Approximate Area = 856 sq ft / 79.5 sq m
Limited Use Area(s) = 136 sq ft / 12.6 sq m
Total = 992 sq ft / 92.1 sq m
For identification only - Not to scale

Denotes restricted
head height



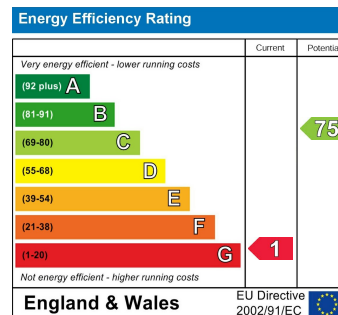
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Symonds & Sampson. REF: 1257007



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Please Speak to Our Lettings Area
Manager Lizzie Collins
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