



Chy Pons
St. Austell
PL25 5DH

Asking Price £450,000

- THREE STOREY FAMILY HOUSE
- LANDSCAPED GARDENS
- FOUR BEDROOMS
- ENSUITE BEDROOM
- CONSERVATORY
- SNUG/STUDY
- GARAGE AND PARKING
- VIEWS OVER TOWN
- POPULAR RESIDENTIAL LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1399.00 sq ft



4



2



2



C72

PROPERTY

A stunning, four bedroom, family home set on three floors and offering flexible accommodation which briefly comprises entrance hall with lots of useful storage and walk in pantry cupboard, door to integral garage cloakroom/WC, kitchen/diner, living room, snug/study, conservatory, and a main bedroom with ensuite shower rooms, three more bedrooms and family bathroom.

Outside there a wide parking space for at least two cars and to the rear is a real gem of a lovely, enclosed and landscaped garden with rear terrace, lower terrace area with summer house and an office/studio.

LOCATION

Chy Pons is a desirable residential location on the north-western fringes of the town of St Austell, about a mile away from this extensive shopping centre where there are also many local businesses and a mainline railway station. A short drive away is the famous Eden Project, the beautiful Lost Gardens of Heligan and some amazing coastline and stunning villages such as Charlestown and Mevagissey.

ACCOMMODATION COMPRISES

All dimensions being approximate

ENTRANCE HALL

Front door and double-glazed side screen, leading into a welcoming reception hallway with wood-effect laminate flooring, walk-in cloaks cupboard, walk-in pantry cupboard with shelving, stairs to lower ground and first floors. panelled radiator, double-glazed window to side aspect, door to integral garage.

CLOAK ROOM/WC

7'3" x 3'3" (2.22m x 1.00m)

Vanity unit with wash basin with splash-back tiling, shelf, close-coupled WC, double-glazed window to side aspect, panelled radiator.

KITCHEN/DINER

23'2" x 10'9" (7.08m x 3.29m)

A lovely-sized family room ideal for entertainment, wood-effect laminate flooring, extensive range of wood-fronted base units and drawers, marble-effect worktops, built-in oven, four ring hob with extractor hood above, display cabinet, wall-mounted Worcester gas boiler installed December 2024, one and half bowl sink unit with mixer taps and tiled splashback, double-glazed window to rear aspect with views out over town, built-in BEKO washing machine and NEFF dishwasher. Dining area with lovely box window with large shelf and views over the town, panelled radiator.

LOWER GROUND FLOOR

LANDING

Doors leading to:

SNUG /STUDY

10'11" x 8'5" (3.35m x 2.58m)

Panelled radiator, skimmed ceilings, double-glazed patio doors leading to:

CONSERVATORY

10'9" x 8'0" (3.29m x 2.45m)

Laminate flooring, double-glazed to three sides, double-glazed patio doors to the lovely rear garden.

LIVING ROOM

17'2" x 14'7" (5.24m x 4.45m)

An impressive room with gas fire inset into feature fire surround, mantles shelf and hearth, laminate wood flooring, skimmed ceiling, inset spotlights, double panelled radiator, double-glazed French doors leading out to the landscaped garden

FIRST FLOOR LANDING

Panelled radiator, double-glazed window to side aspect with far-reaching views, access to partly boarded loft space, airing cupboard housing hot water cylinder.



MAIN BEDROOM

14'7" m x 10'7" m (4.46 m x 3.25 m)

Double-glazed box window to front aspect with large shelf, panelled radiator,

ENSUITE

8'0" x 3'10" (2.46m x 1.19m)

Shower cubicle, hand basin, close-coupled WC, wall-mounted medicine cupboard with mirrored doors, shaver socket, heated towel rail.

BEDROOM TWO

11'0" x 10'10" (3.37m x 3.31m)

Double-glazed window to rear aspect, panelled radiator, skimmed ceilings.

BEDROOM THREE

11'10" x 10'9" (3.62m x 3.30m)

Panelled radiator, double-glazed window to rear aspect with views over the town, wall-mounted ariel socket, skimmed ceilings.

BEDROOM FOUR

8'5" x 7'4" (2.57m x 2.25m)

Double-glazed window to front aspect, skimmed ceilings.



FAMILY BATHROOM

10'5" x 9'2" (3.2m x 2.8m)

With panelled bath with shower screen, shower head and shower attachment, close-coupled WC, vanity unit with wash basin and mixer taps, ladder-style heated towel rail, extractor fan, obscure double-glazed window to side aspect.

INTEGRAL GARAGE

18'3" x 10'9" (5.58m x 3.30m)

With power and light, electric up and over door and space for work bench.



Chy Pons, St. Austell, PL25 5DH

OUTSIDE

To the front is an open brick-paved area with parking for two to three cars, path leading to rear garden which is a real gem, being enclosed and landscaped with large terrace area, steps leading down to a lower sheltered terrace area with summer house (3.2m x 2m) and a large timber workshop office (5.58m x 3.30m) with power and light used by the present owner as a home office.. The gardens are well laid out with a selection and array of shrubs, flowers and small trees. Outside tap.

MATERIAL INFORMATION

Verified Material Information

Council tax band: E

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: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage and 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 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: C
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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(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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Please Speak to Our Lettings Area Manager

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