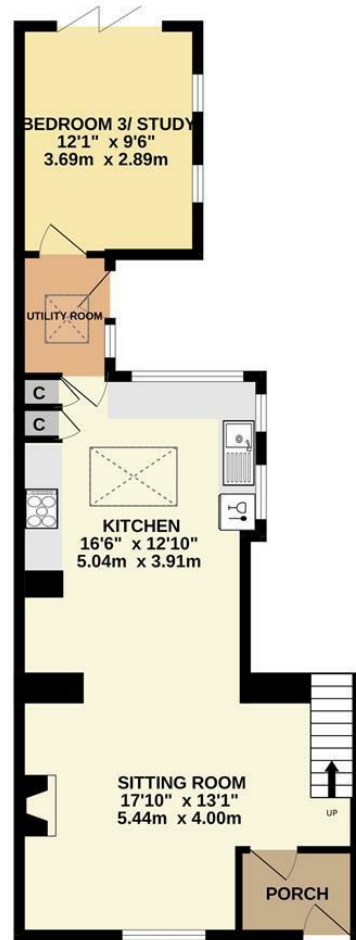


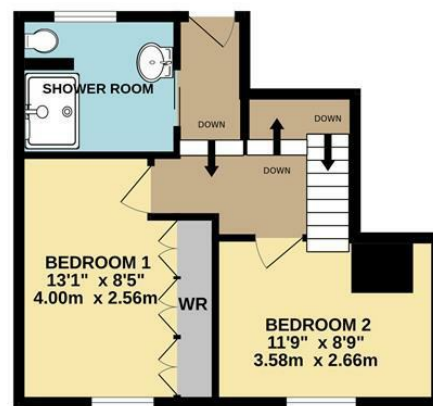


**11 WOODLAND AVENUE,
TYWARDREATH, PL24 2PL
GUIDE PRICE £365,000**

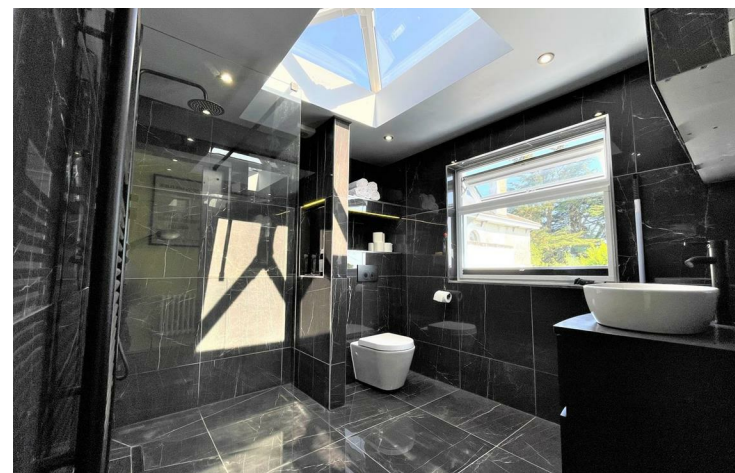
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A SUPERBLY PRESENTED AND COMPLETELY RENOVATED THREE BEDROOM CHARACTER COTTAGE IN THE SOUGHT AFTER VILLAGE OF TYWARDREATH.

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11 Woodland Avenue, Tywardreath, Cornwall, PL24 2PL

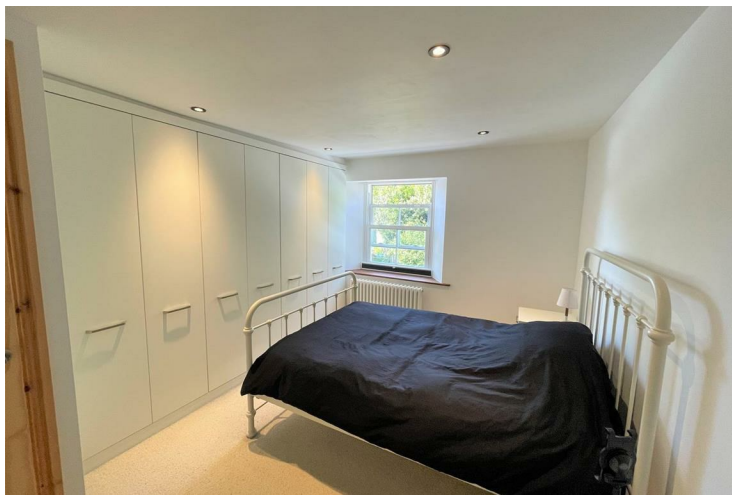
LOCATION
 Tywardreath is a pretty village located between Fowey and Par. It has a fantastic community spirit which revolves around the local village pub, church, primary school and village convenience store. Within a 15 minute walk is the village of Par which has many local amenities including doctors, library, post office, sports field with running track and convenience stores as well as Par beach which is dog friendly all year round. It also has excellent transport links with a railway station in Par on the London Paddington to Penzance line.

Conveniently located, 11 Woodland Avenue is within a short level stroll of the primary school and all other local village amenities. Close by a footpath gives access down to Treesmill Marsh which is a lovely woodland walk following the stream to either Treesmill or to St Andrews Pond and Nature Reserve.

THE PROPERTY
 The current owner, with an eye for detail, has transformed this cottage within his ownership into a warm, stylish and impressive home. An eclectic mix of character and modern living have worked brilliantly taking nothing away from its charm but adding that touch of luxury!

A useful inner porch with room to hang coats and kick off shoes is easy to clean with local Delebole slate flooring. A door opens into a warm, welcoming and extremely attractive open plan living area. The sitting room is centred around the impressive exposed stone wall and fireplace with a wood burner making colder nights cosy and warm.

Solid wood flooring runs the length of this room flowing into the dining area and kitchen, both of which are bathed with light delivered from the large roof lantern. A tasteful shaker styled Howdens kitchen with solid wooden work surface provides ample area to prepare meals. SMEG integral appliances add to quality of finish along with a sturdy double Belfast sink boasting a modern swivel spout and directional tap.



From the kitchen, a door leads into a utility area which houses the boiler and a door leads out to the rear garden. A further door opens into the third bedroom, currently used as an office. Bi-fold doors open to a patio seating area with glass balustrade offering a lovely place to relax in peace and look over the garden.

From the sitting room, stairs with glass balustrade rise up passing an exposed brick wall, adding yet another clever dimension to the cottage. From the first floor landing, doors opening into two double bedrooms, the principal has built in wardrobes running the length of the room. A step up leads to a door which offers views over the garden to the countryside beyond (and a small glimpse of the sea!). This door provides useful access to the roof of the extension to help with maintaining and cleaning of the roof lanterns. A real feature is the metalled door which slides open to reveal an ultra modern wet room clad in shiny, sophisticated black marble effect tiles. This generous room has heated towel rail, underfloor heating, sink with vanity unit, WC and a shower cubical.

OUTSIDE
 To the front of the cottage there is a small courtyard which is enclosed by a pretty white picket fence.

To the rear is a patio seating area off the third bedroom with glass balustrade and a lovely view over the garden. The garden is mostly laid to lawn with patio areas, wooden garden shed and mature shrubs.

EPC RATING E
COUNCIL TAX BAND: B
TENURE FREEHOLD

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 Email: info@maywhetter.co.uk