



**13 & 13A CHURCH STREET,
TYWARDREATH, PL24 2QQ
PRICE GUIDE £625,000**



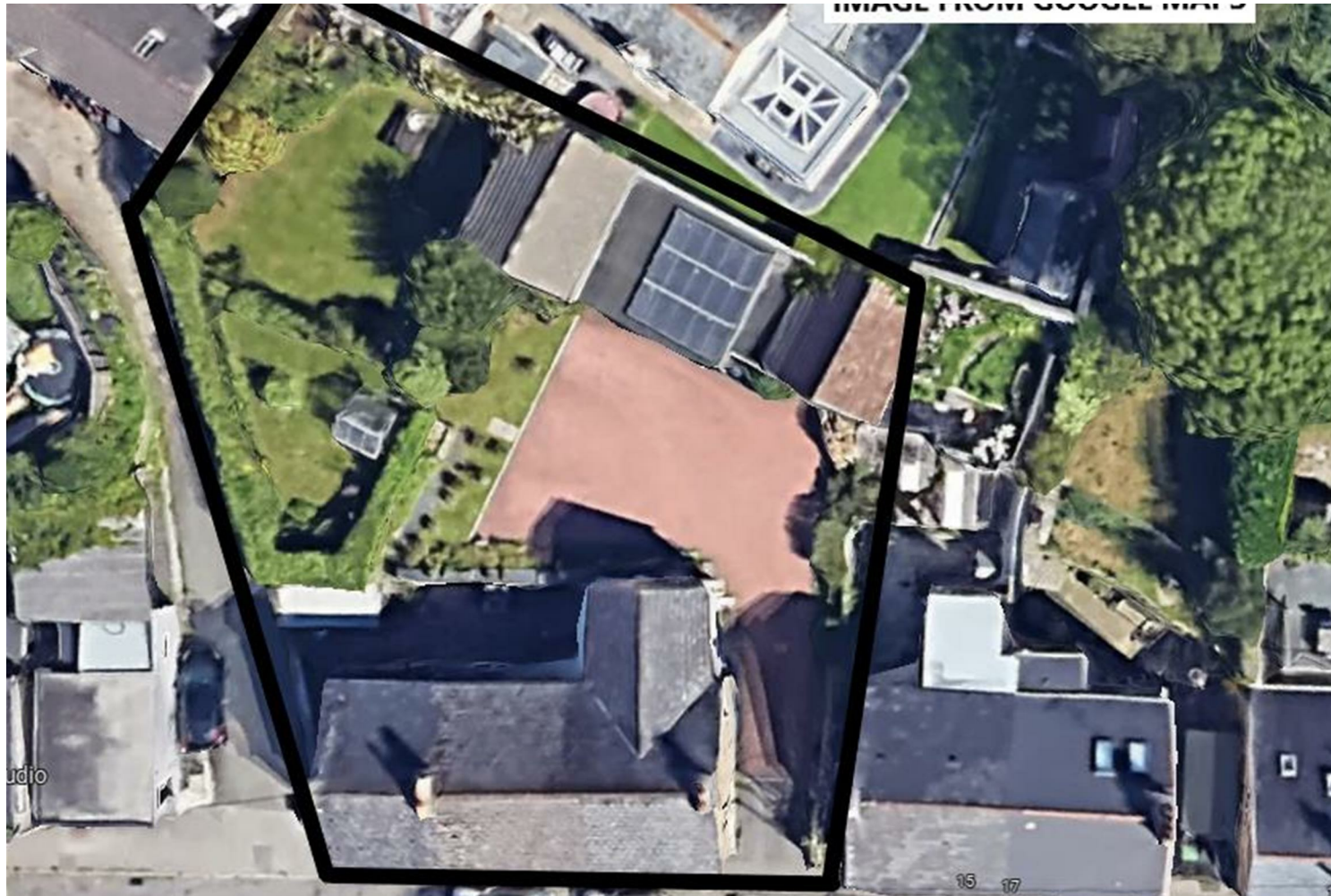
TOTAL FLOOR AREA : 2959 sq.ft. (274.9 sq.m.) approx.

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AN EXTREMELY EXCITING 'ONE OFF' OPPORTUNITY TO PURCHASE 2 CHARMING, SIZABLE, SEMI-DETACHED COTTAGES WHICH COULD EASILY BE CONVERTED INTO ONE BEAUTIFUL, DETACHED FAMILY HOME. OFFERING GENEROUS PARKING, CAR PORTS, OUTBUILDINGS, GARDENS AND A COURTYARD. **MUST VIEW TO APPRECIATE FULL POTENTIAL!**

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13 & 13a Church Street, Tywardreath, PL24 2QQ

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.

Church Street is in the heart of the village and offers a very convenient location. Opposite St Andrews Church and within level walking distance of all amenities including the local popular pub, primary school and shops.

13 and 13a are two attractive, spacious semi-detached cottages which have been in the same family for many years. Both cottages are under the same ownership and title plan which also includes gardens, parking for multiple vehicles, outbuildings and workshop. This sale presents a unique opportunity to create a beautiful large detached family home with all the must haves for convenient family living. Due to the flexibility of the cottages and land, it could equally open up the opportunity for investors, developers or fit the brief for deverse family arrangements!

13 Church Street

A sizable four bedroom semi-detached cottage in need of modernisation.

13 Church Street (The Myrtles) is a four bedroom spacious cottage with period features including open fire places and a granite flagstone entrance hall. The ground floor comprises of a sitting room, dining room (both with open fire places), a galley styled kitchen with integral electric double oven and gas hob, separate WC and a utility area which provides access to a rear large patio courtyard. A door gives access into 13a and stairs rise up to the first floor.

An open and bright landing gives access to Three double bedrooms all enjoying views of the church, a single bedroom looking out to the rear garden, Separate WC, shower/wet room and a large airing/storage cupboard. A door links the two cottages.

13a Church Street

A generous three bedroom cottage with it's own separate side door entrance.

13a Church Street is warm and welcoming with an open plan sitting/dining room enjoying a wood burning stove for those chillier nights. Double doors lead through to a large bright kitchen/breakfast room with ample base units and space for a undercounter washing machine, dishwasher and tumble dryer. There is also space for a range cooker and freestanding fridge freezer.

An open, wooden staircase rises to the first floor which comprises of three double bedrooms, a family bathroom and an airing cupboard. A door leads out from the third bedroom to the rear parking area.

OUTSIDE

A private driveway leads from Church Street and opens into a generous parking area suitable for multiple vehicles. There are two stone outbuildings, one a store room and the second a two floor workshop, both with power and light. A double carport shelters the electrics for solar panels which supply the 4 bedroom cottage.

The properties also boast a split level garden mostly laid to lawn with mature shrubs and bamboo borders. Steps lead down to a large patio courtyard (accessed from the utility of 13 Church Street) with two storage outbuildings. A path continues round the side of the property out to Church Street.



EPC RATING- 13 C, 13A D

13 Church Street - C

13a Church Street - D

TENURE - FREEHOLD

COUNCIL TAX BANDING

13 Church Street band - D

13a Church Street band - B

AGENTS NOTES

13 and 13a are two separate properties with their own water, electric and gas supply. They have individual council tax bandings and have their own separate entrances although, there is access between the cottages on the ground and first floor. Both cottages are on the same land registry title which includes all the gardens, outbuildings and courtyard.

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.

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