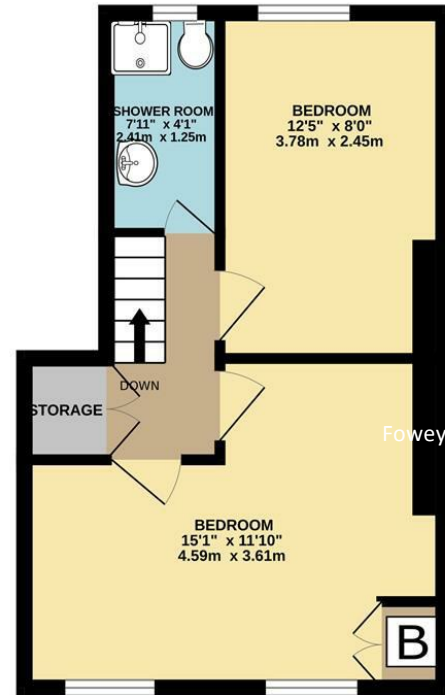
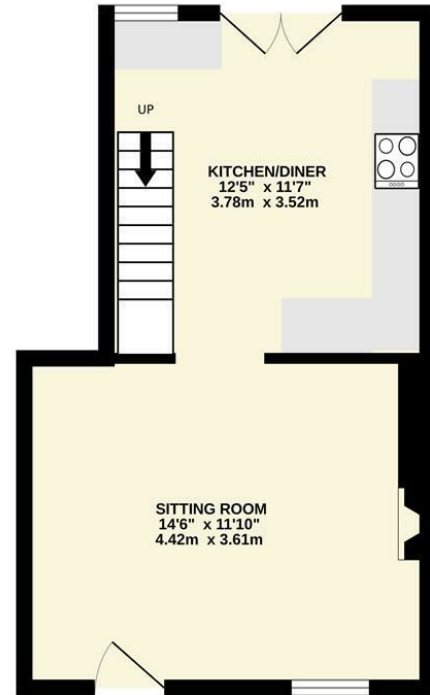




GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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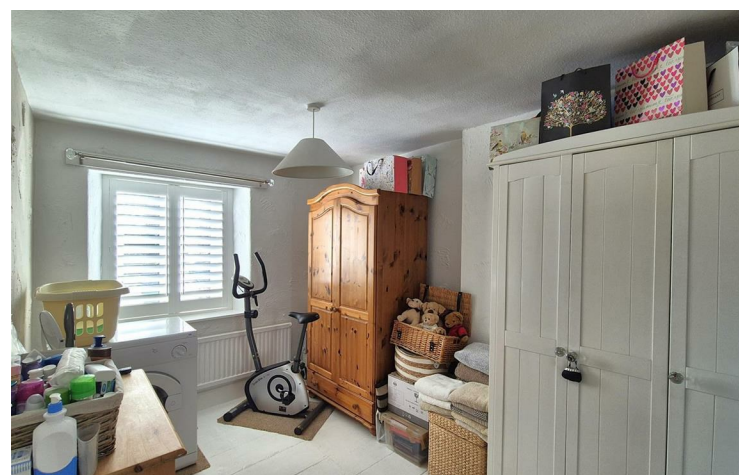


MAY WHETTER & GROSE

53 TYWARDREATH HIGHWAY, PAR, PL24 2RW PRICE GUIDE £200,000



A BEAUTIFULLY PRESENTED, TRADITIONAL 2 BEDROOM COTTAGE ON THE POPULAR TYWARDREATH HIGHWAY. REAR GARDEN WITH COUNTRYSIDE VIEWS AND TWO OFF ROAD PARKING SPACES.



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



53 Tywardreath Highway, St Blazey, Par, PL24 2RW

LOCATION

Tywardreath Highway is ideally situated on the edge of St Blazey and Par. Within easy walking distance is a garage, a petrol station with a shop and a restaurant. Also accessible in Par is the mainline London to Penzance railway station with a branch line to Newquay. There is a great selection of shops, pubs and other amenities within the village including doctors' surgery, a running track with a café and local community gardens. Par Beach offers a wide expanse of sandy shoreline connecting to the South West Coast Path, this beach is dog friendly all year round.

The location of the property makes easy commuting to other areas and is surrounded by local walks. Rundles Way provides a short stroll along the river to a supermarket, The Old Saints Way takes you up to Kilhaddon and a short drive or slightly longer walk gives you access to Pontsmill, the gateway to Luxulyan Valley. Well deserved for its World Heritage Site status, the valley is brimming with mining relics including the grand Treffry Aqua Viaduct situated at the top of the valley. Paths run along the river providing a beautiful setting for a relaxing Sunday Stroll!

THE PROPERTY

Walking through the door of this traditional period cottage puts a smile on your face. Warm, welcoming and lovingly looked after, this cottage is a delight!

The sitting room boasts solid wooden flooring and beams and is made cosy by an electric fire. An archway leads into the kitchen which has space for a table and chairs.

The kitchen has ample storage cupboards with an integral double oven and electric hob. There is a space for a washing machine and an upright fridge freezer. Double doors lead out to an outside patio, ideal for a morning coffee or later a glass of wine.

Stairs rise to the first floor landing with doors leading to two double bedrooms and a shower room. Situated on the landing is a very useful deep built-in cupboard.

A spacious L-shaped principal bedroom was in the past two rooms. The door has been left for future owners to convert back if required. A built-in cupboard houses the boiler making for an excellent airing cupboard. Solid, white painted wooden flooring and two windows help the room feel light, bright and airy.



A second bedroom looks over the gardens and is currently used as a dressing room/storage room.

The shower room comprises of a shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE

Directly outside the rear of the property is a shared pathway which provides owners with useful access to the front, common in terraced homes. Opposite the cottage is a patio sitting area convenient for a morning coffee. A path and steps lead up the side of neighbouring cottage gardens until reaching a gravelled area, this is where the majority of the garden begins. The garden is terraced with three levels. A gravelled area houses a wooded storage shed, a patio area perfect for a washing line and flower pots, and a large decking area for relaxing and enjoying the views of the Luxulyan Valley and surrounding countryside.

To the front of the property is off-road parking for two cars

EPC RATING - E

TENURE - FREEHOLD

COUNCIL TAX - A

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