



**MAY WHETTER & GROSE**

**20 SOUTHPARK ROAD, TYWARDREATH, PL24 2PT**  
**GUIDE PRICE £550,000**



A SPACIOUS AND IMPRESSIVE 4/5 BEDROOM DETACHED FAMILY HOME WITH FLEXIBLE ACCOMMODATION, ELEVATED POSITION, AMPLE OFF-ROAD PARKING, DOUBLE GARAGE, FRONT AND REAR GARDEN. CLOSE TO THE VILLAGE PRIMARY SCHOOL AND ALL LOCAL AMENITIES.  
\*\*MOTIVATED SELLER DUE TO ONWARD PROPERTY FOUND!\*\*



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## 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.

Southpark Road is a very popular location within the village due to its proximity to the local primary school, other village amenities and being only a short walk down to the mainline railway station.

## ACCOMMODATION

An extremely spacious detached family home offering very flexible accommodation. Situated in an elevated position, the property enjoys privacy and beautiful countryside, and distant sea views from the first floor bedrooms.

A driveway winds up and round to the rear of the property offering plenty of off-road parking. A path leads to the front door which opens into a entrance porch, an ideal location for storing coats and shoes.

An inner door opens into a fabulous entrance hall with leaded stain glass windows to the entrance porch, giving colour and character. Doors access two reception rooms, a shower room, office/bedroom and kitchen. Stairs rise up to the first floor.

The sitting room is filled with light from the large double glazed bay window. A green tiled hearth and surround houses an imitation electric fire making the room cosy and warm in the cooler evenings.

Double doors open into the dining room which also has a tiled fire place. Built-in period storage cupboards make use of the space either side of the chimney breast. From here you can access the kitchen.

The property benefits from a second reception room/snug which also enjoys a large bay window, decorative fire place and built in shelving.

A further reception room could easily be utilised as a ground floor bedroom especially having a shower room adjacent. This would make ideal accommodation for anyone with restrictive mobility. The room would also be suitable as an office or hobby room.

The kitchen/breakfast room is spacious and light with

views over the rear garden. The well appointed kitchen has plenty of wall and base storage units and has integral dishwasher, fridge and electric oven and gas hob. A door gives access to the rear porch and garden, a separate WC and utility room. You can also access the dining room.

Stairs rise up to the first floor spacious landing, and from here doors lead into four double bedrooms, a bathroom and stairs rising up to the converted attic room.

The principal bedroom has an ensuite shower room, built in wardrobes and views over the countryside with distant sea views. Bedroom 3 is very spacious with built in wardrobes and also enjoys elevated views. Bedroom 2 again very spacious and looks over the rear garden, as does bedroom 4.

The family bathroom comprises of bath, separate shower cubicle, handwash basin and WC.

Stairs rise up to a converted attic room which offers a flexible space to use as a store/hobby room/office. A velux window draws in plenty of light.

## OUTSIDE

A sweeping driveway leads from Southpark Road, around the side of the property to the rear. The front lawn is mostly laid to lawn and easy to maintain.

At the rear is plenty of off-road parking, a freestanding double garage which has been used partly as a garage, and workshop. Both garage doors are electric and have an interconnecting door. The rear garden has a manageable-sized lawn with mature shrubs and borders, and a small summer house which has light and power.

## AGENTS NOTE

The property was originally a bungalow which was built in 1920-1925 and converted into a two storey home in 2003/4. The original bungalow is believed to be block with the first floor and attic room timber framed with board and render. If finance is required please check with your lender for suitability.

## EPC RATING - C

## COUNCIL TAX BAND - D

## TENURE - FREEHOLD

### Local Authority

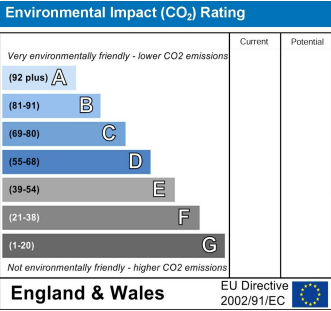
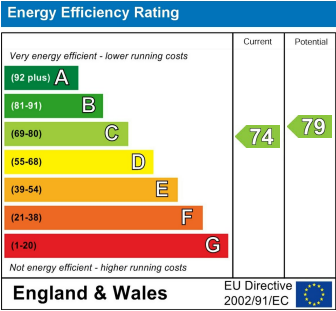
Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

### 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](mailto:info@maywhetter.co.uk)





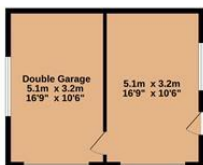








Outbuildings  
38.6 sq.m. (416 sq.ft.) approx.



Ground Floor  
124.7 sq.m. (1342 sq.ft.) approx.



1st Floor  
105.9 sq.m. (1139 sq.ft.) approx.



2nd Floor  
32.0 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 302.1 sq.m. (3251 sq.ft.) 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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