



MAY WHETTER & GROSE

HARVENNA HOUSE 33 HENDRA ROAD, ST DENNIS, PL26 8EQ
PRICE GUIDE £360,000



AN IMPOSING DETACHED CHARACTER PROPERTY WITH AMPLE OFF ROAD PARKING AND ENCLOSED SPACIOUS REAR GARDEN. THE PROPERTY OFFERS FOUR BEDROOMS ON THE FIRST FLOOR AND A CONVERTED LOFT SPACE FURTHER BENEFITS INCLUDE TWO RECEPTION ROOMS, UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. THE PROPERTY OFFERS FLEXIBLE ACCOMMODATION AND IS LOCATED IN THE DESIRABLE AREA OF ST DENNIS WHICH OFFERS FANTASTIC TRANSPORT LINKS AND IS LOCATED WITHIN CLOSE PROXIMITY OF THE A30, THE MAIN ARTERY THROUGHOUT CORNWALL. EPC - E



The village of St Dennis is situated within easy access of the A30 and offers a range of amenities including a shop and post office, public house, doctors surgery, bank and primary school. St Austell town centre is situated approximately 7 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Eden Project and picturesque port of Charlestown are situated a short drive away. The town of Fowey is approximately 16 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

Directions:

From St Austell head out on the A3058 towards St Stephen through the village of Trewoon and the hamlet of Lanjeth. As you head out of Lanjeth and around the bend there is a turning on the right signposted Foxhole/Nanpean. Head through both villages towards St Dennis. As you come to the village of St Dennis, head down Hendra Road where the property is located on the right hand side of the road.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed front door with inset glazing and feature windows above with the house name inset provides external access into entrance porch.

Entrance Porch:

4'8" x 4'6" (1.44m x 1.39m)

Carpeted flooring. Part wood clad walls. Textured ceiling. Door to inner hall with single glazed obscure glass to right, left and above.

Inner Hall:

17'5" x 6'0" (5.33m x 1.84m)



(maximum measurement including stairs to first floor)

Doors off to lounge and dining room. Further door to rear hall. Stairs to first floor. Carpeted flooring. Wall mounted electric thermostatically controlled radiator. Textured ceiling. BT Openreach telephone point.

Lounge:

19'3" x 11'2" (5.89m x 3.41m)



(maximum measurement)

A generous proportion lounge with large Upvc double glazed bay window to front elevation providing tremendous natural light. Engineered wood flooring. Focal fireplace housing multi fuel burner with decorative wooden surround and tiled hearth. Two television aerial points. Wall mounted electric thermostatically controlled radiator.



Dining Room:

15'10" x 10'11" (4.85m x 3.35m)



Another generous reception room with Upvc double glazed bay window to front elevation providing tremendous natural light. Multi fuel burner set within chimney recess with tiled hearth. Real wood flooring. Wall mounted electric thermostatically controlled radiator. Door through to kitchen.

Kitchen:

11'3" x 9'10" (3.43m x 3.01m)



Upvc double glazed window to rear elevation providing tremendous natural light. Door through to rear hall. Matching wall and base kitchen units with integral fridge. Roll top work surface. Stainless steel sink with matching draining board and central mixer tap. Four ring buttonless hob with fitted extractor hood above. Fitted electric oven with grill above. Tiled walls to water sensitive areas. Real wood flooring. The kitchen benefits from intelligent storage.



Rear Hall:

6'2" x 3'11" (1.89m x 1.20m)



Upvc double glazed door to rear elevation with upper and lower patterned obscure glass providing access to the spacious rear garden. Original tiled flooring. Door back through to entrance hall. Door to ground floor WC/utility room. Textured ceiling. Door providing access to under stair storage void.

WC/Utility Room:

9'9"x 6'11" (2.98mx 2.11m)



Large Upvc double glazed window to rear elevation with patterned obscure glass. Original tiled flooring. Part wood clad walls. Twin doors provide access to inbuilt storage. Further twin doors provide access to additional inbuilt storage. Low level flush WC with dual flush technology and ceramic hand wash basin. This area is currently used to house the current owners washing machine, tumble dryer and additional chest freezer. High level electric heater. Textured ceiling. This area also benefits from kitchen wall units offering more storage possibilities.

First Floor Landing:

15'4" x 9'3" (4.68m x 2.83m)



(maximum measurement)

Large Upvc double glazed window with patterned obscure glass at mid way point of landing providing natural light. Part wood clad walls. Wood flooring. Doors off to bedrooms one, two, three, four, WC and family bathroom. Twin doors provide access to stairwell providing access to the attic space. Wall mounted electric thermostatically controlled radiator. Ceiling mounted Nuair vent that regulates the temperature in the property and loft space preventing condensation.

Bedroom Two:

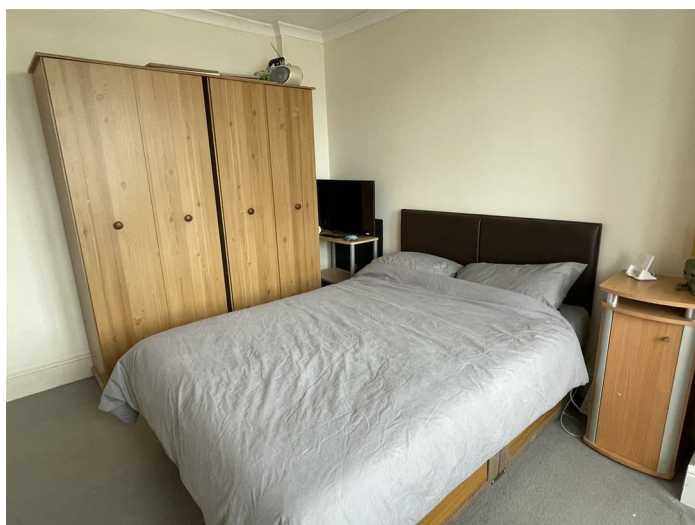
10'11" x 12'0" (3.34m x 3.67m)



A generous double bedroom with Upvc double glazed window to rear elevation providing tremendous natural light and overlooking the enclosed and spacious rear garden. Carpeted flooring. Wall mounted electric thermostatically controlled radiator. Textured ceiling.

Bedroom One:

13'7" x 9'8" (4.16m x 2.96m)



Large Upvc double glazed bay window to front elevation providing tremendous natural light. Carpeted flooring. Textured ceiling. Wall mounted electric thermostatically controlled radiator.

Bedroom Four:

7'5" x 6'6" (2.27m x 1.99m)



(maximum measurement)

Upvc double glazed window to front elevation providing natural light. Wood effect laminate flooring. Wall mounted electric thermostatically controlled radiator. Textured ceiling.

Bedroom Three:

13'10" x 9'9" (4.24m x 2.98m)

Large Upvc double glazed window to front elevation providing tremendous natural light. Carpeted flooring. Wall mounted electric thermostatically controlled radiator. Twin doors provide access to inbuilt storage void with further door to the right hand side providing access to more storage.

Separate WC:

5'10" x 2'11" (1.78m x 0.89m)



Upvc double glazed window to rear elevation with patterned obscure glass. Low level flush WC with dual flush technology. Part wood clad walls. Vinyl flooring.

Bathroom:

9'0" x 6'8" (2.76m x 2.04m)



Upvc double glazed window to side elevation with obscure glass. Matching three piece white bathroom comprising ceramic hand wash basin, panel enclosed bath and fitted shower enclosure with glass shower door and wall mounted electric shower with overhead rainfall nozzle. Tiled walls to water sensitive areas. Part wood clad walls. Vinyl flooring. Fitted electric heater. Fitted extractor fan.

Loft Rooms:

Stairs provide access from the first floor landing to the converted loft rooms currently split into three rooms. At the top of the stairs the stairwell opens to provide access to loft room one.

Loft Room One:

16'0" x 8'9" (4.89m x 2.69m)



(restricted head height)

Carpeted flooring. Wall mounted electric thermostatically controlled radiator. Door to attic room two and three. Twin doors allow access to eaves storage.

Loft Room Two:

12'0" x 8'2" (3.68m x 2.49m)

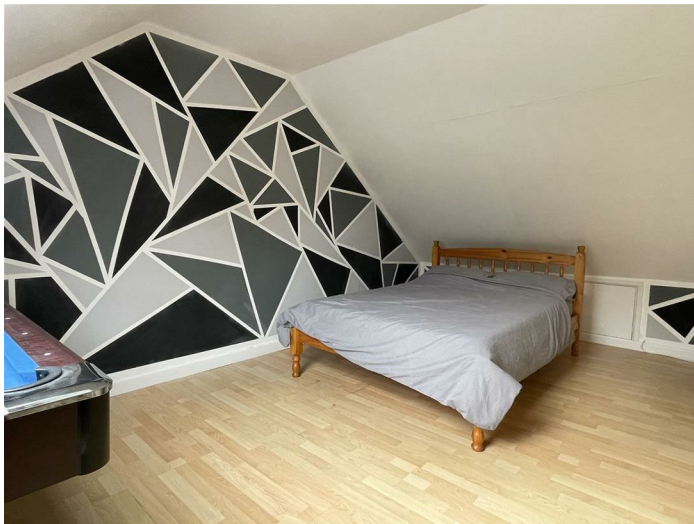


(restricted head height)

Currently used as a single bedroom. Large wood frame Velux window to rear elevation providing tremendous natural light. Carpeted flooring. Wall mounted electric thermostatically controlled radiator. Twin door allow access to "Jack and Gill" storage mirrored in loft room one. Door providing access to the airing cupboard housing the hot water tank with further storage options to the right.

Loft Room Three:

17'6" x 11'8" (5.34m x 3.58m)



(restricted head height)

Large wood frame Velux window to rear elevation providing tremendous natural light. Wall mounted electric thermostatically controlled radiator. Laminate flooring. Twin doors allow access to eaves storage. This room is currently used as a double bedroom.

Agents Note:

The three loft rooms are named loft rooms as we are unsure if Building Regulations were sought by the previous owners who did the conversion.

Outside:



To the front, the property is well enclosed with a mixture of established shrubbery, stone and wood fencing to the front, left and right elevations. Upon entering the plot, the property offers off road parking for numerous vehicles. To the right hand side of the property a wooden gate provides access to the side access and in turn rear garden. The front garden is well stocked with evergreen planting and shrubbery offering an established feel in the form of raised beds that are beautifully enclosed with granite stone. There are a couple of wooden seats, a fantastic outdoor entertaining area. Steps then lead up to provide access to an elevated bricked patio and in turn provides access to the front door. There is a granite chipped area to the left hand side and additional gate so access can be made via both sides of the property.

Accessed off the rear of the property there is a walkway which provides access back to the gate providing access back to the front of the property. Two useful storage areas which offer fantastic storage options complete with inset lighting and an open wood store to the left hand side. Outdoor tap. Wooden steps provide access to the extremely well stocked rear garden with an elevated established planting bed to the right hand side.

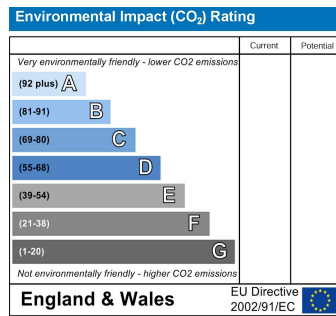
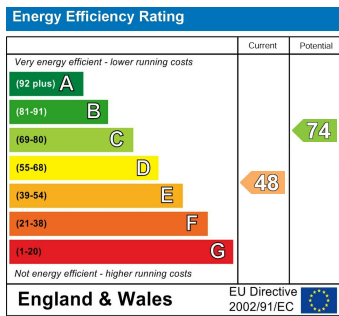
At the top of the steps is a further area of lawn to the right and left hand side with a decked walkway providing access to the rear gate, this immediate area is well enclosed with evergreen planting and shrubbery. Through the gate the decked walkway continues and splits to the right and straight on, the straight on route takes you directly over the pond with the right hand route leading to another walkway.

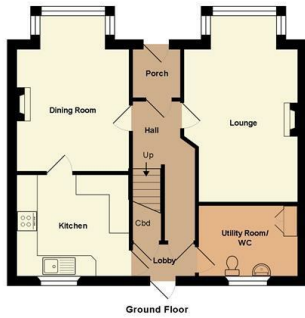
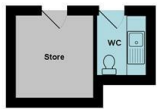
Steps then lead up to provide access to the elevated area of lawn to the top of the garden with the decked walkway flowing off to the left and then spanning right providing access to an elevated decked, enclosed area. The garden is extremely well established with

evergreen planting and shrubbery and offers external power points. A viewing is advised to fully appreciate this delightful and well kept space.

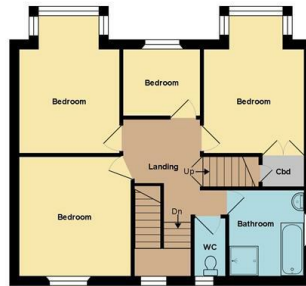


Council Tax - C



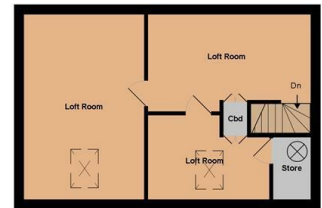


Ground Floor



First Floor

All measurements are approximate and for display purposes only.



Second Floor

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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