



MAY WHETTER & GROSE

ST. CYORS HOUSE , LUXULYAN, PL30 5EA
GUIDE PRICE £550,000



A SIMPLY IDYLIC PERIOD DETACHED RESIDENCE WITH FOUR BEDROOMS, GARAGE AND AMPLE OFF ROAD PARKING. FURTHER BENEFITTING FROM AN EXTREMELY WELL STOCKED AND SPACIOUS GARDEN OCCUPYING A POPULAR CENTRAL VILLAGE LOCATION WITH AMENITIES WITHIN WALKING DISTANCE. THE PROPERTY AND PLOT COMMAND DELIGHTFUL AND FAR REACHING VIEWS OVER THE SURROUNDING AREA WITH OPEN FIELDS TO THE REAR OF THE PLOT STOCKED WITH AN ARRAY OF WILDLIFE. OUTBUILDINGS INCLUDING A LOVELY ELEVATED ART STUDIO AND UNIQUE 16TH CENTURY ST CYORS WELL. THE CHARACTER PROPERTY ENJOYS OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THE CHARACTER, LOCATION, OUTLOOK AND LAYOUT FOR THIS EXTREMELY DESIRABLE FAMILY HOME. PLEASE SEE AGENTS NOTES AT END OF DESCRIPTION. EPC - E



Location:

The popular village of Luxulyan offers a range of local amenities including a post office, public house, primary school & church. There are open moorland and woodland walks within the Luxulyan Valley with its impressive Treffry Viaduct, which is within walking distance of the property. The town of St Austell is situated approximately 5 miles away & offers a wider range of shopping, educational & recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are easily accessible and within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 19 miles from the property.

Directions

From St Austell head out towards the village of Luxulyan. If you come down into the village from the back of the Eden Project, past the Bridges Pub and over the bridge and follow the road up the hill. At the top turn right and come down past the school. Pass the beautiful Church on the left hand side of the road. St Cyors House is located to the right hand side of the church on the left hand side of the road. There is ample parking on the drive to the right hand side of the property.

Accommodation

Hard wood door allows external access into entrance porch.

Entrance Porch

4'11" x 5'4" (1.52 x 1.64)



Hard wood door to the left hand side with upper patterned glass detailing allowing access through to lounge/diner. Part wood panel walls. Carpeted flooring.

Lounge/Diner

24'2" x 11'10" (7.38 x 3.61)



An impressive space with two Upvc double glazed sash windows to the front elevation providing a great deal of natural light. Door to the rear provides access through to the rear hall. To the lounge area there is a multi fuel burner set within the chimney recess with tiled hearth and decorative wooden surround and mantle with part wood clad walls with exposed granite walls above. Carpeted flooring. Radiator. Television aerial point. There is a second radiator located under the front facing window in the dining area and space for a generous dining table. Continuation of the original wood cladding throughout the room. A second door leads back through to the original kitchen area. A spacious versatile room.

Rear Hall

9'4" x 4'1" (2.85 x 1.26)



Carpeted stairs to first floor with Upvc double glazed sealed unit to rear elevation. Door through to laundry/utility and additional door through to the original kitchen. Tiled flooring. Telephone point.

Laundry/Utility

8'9" x 8'5" (2.69 x 2.57)



Upvc double glazed door to rear elevation with upper sealed glazed unit providing access to the rear house garden and in turn, the spacious plot with Upvc double glazed window to left hand side of the door both combine to provide a great deal of natural light. Floor standing oil fired central heating boiler. Continuation of tiled flooring. Roll top work surface with space and plumbing below for washing machine with stainless steel sink above with central mixer tap and matching draining board. High level mains enclosed fuse box. Doors open to provide access to the under stairs storage void offering a great deal of shelved storage options with continuation of the tiled flooring set within.

Original Kitchen

9'7" x 8'7" (2.94 x 2.63)



Upvc double glazed window to rear elevation providing delightful and far reaching views for miles over open countryside to the rear of the property. Continuation of the tiled flooring as previously mentioned door back through to dining area. Door through to kitchen/diner. This area is currently utilised to house the current owners tumble dryer and

up-right freezer with additional matching wall and base kitchen units with roll top work surfaces allowing generous storage options with part tiled walls. Deep window recess, another storage space.

Kitchen/Diner

23'6" x 10'4" (7.18 x 3.17)



A well lit room with Upvc double glazed door to rear elevation allowing access to the initial house garden to the rear of the property. Two Upvc double glazed sash windows to side elevation and large Upvc double glazed sash window to front elevation. A delightful twin aspect kitchen with delightful views in every direction. Matching wall and base kitchen units finished in white with roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Space for electric cooker with fitted extractor hood above. Exposed wood flooring. To the front side of this room there is space for a generous dining table complete with multi fuel burner set within the chimney recess - this area is currently used as an additional lounge by the current vendors. To the front and side facing windows again the thick original walls are utilised to make delightful wood topped window seats making the most of this area. The kitchen benefits from integral dish washer and fridge. Wall mounted heated towel rail. Part tiled walls.

Landing

23'11" x 12'5" - maximum (7.30 x 3.81 - maximum)



As previously mentioned there is a sealed glazed unit at the mid level point of the stairs providing natural light. Carpeted flooring. Doors off to shower room, bedroom four/office, bedroom one, bedroom two and

bedroom three. Door to family bathroom. Radiator. Facing the stairs to the opposite side is a bespoke wooden shelving unit.

Shower Room

8'10" x 6'8" (2.70 x 2.04)



Upvc double glazed window to rear elevation providing spectacular views for miles over open countryside to the rear of the property. Low level flush WC with dual flush technology, ceramic hand wash basin set on vanity storage unit offering additional storage options below and separate fitted shower enclosure with wall mounted shower. Tiled walls to water sensitive areas. Upon entering the room there is carpeted flooring, then to the toilet side/rear of the room becomes tile effect vinyl flooring. To the left hand side three doors open to provide access to the air cupboard offering a great deal of in-built storage facilities with the hot water tank located in the right hand door of the three. Electric plug in shaver point. Radiator. The rear facing window enjoys a deep tiled sill which doubles as a display area.

Bedroom Four

12'0" x 7'9" (3.68 x 2.37)



Currently utilised as an office with Upvc double glazed sash window to front elevation providing natural light. Radiator. Loft access hatch

Bedroom One

15'3" x 11'6" - maximum (4.67 x 3.53 - maximum)



A generous principal bedroom with two Upvc double glazed sash windows to front elevation. Carpeted flooring. Two Radiators. To the rear left hand wall upon entering the room twin doors open to provide access to an generous in-built storage area.

Bedroom Two

12'7" x 8'5" (3.85 x 2.57)



A lovely twin aspect double bedroom with Upvc double glazed sash windows to front and left hand side elevations both combine to provide a great deal of natural light and enjoy breath taking views over the surrounding area with an elevated view over the garden to the left hand window. Carpeted flooring. Radiator. Twin doors open to provide access to a generous in-built storage void providing a great deal of shelving and hanging storage space. Radiator. Both windows have deep wooden sills which double as window seats allowing the option of taking in the delightful surrounding views. Loft access hatch.

Bedroom Three

10'4" x 10'6" (3.17 x 3.21)



Another delightful twin aspect room with Upvc double glazed sash window to side elevation and Upvc double glazed window to rear elevation, both combine to provide a great deal of natural light and offers truly breath taking far reaching views over the surrounding area. Carpeted flooring. Radiator.

Family Bathroom

9'10" x 5'10" (3.02 x 1.78)



Upvc double glazed window to rear elevation with delightful views to the rear of the property. Matching three piece white classic bathroom suite comprising Low level flush WC, ceramic hand wash basin and corner wood panel enclosed bath with fitted bath seat. Heated towel rail. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Electric plug in shaver point. Louvre door opens to provide access to bespoke in-built shelving with further tiled shelving/display space above.

Outside



The property is located on the main throughfare through the village, passing the village shop on the right hand side proceeding down the hill some 50 yards after, on the opposite side of the road is St Cyors House.

To the front a granite stone wall provides clear segregation of the boundaries with wooden gates to the top and lower section. This initial entrance area is well stocked with an array of wild flowers, to the left hand side of the property a wooden gate opens to provide access to the private and enclosed rear and side garden. Agents Note: The steps to the left hand side of the gate lead up to the Church and are not part of this property.

To the right hand side of the property is the detached double garage with space in front for off road parking for numerous vehicles. This is again well enclosed with granite stone walling and provides access to the garage.

Garage

17'3" x 14'11" (5.26 x 4.57)



With metal up and over garage door a wider than average garage with wood frame single glazed window providing natural light to the right hand side.

Wood door to the rear provides pedestrian access. The garage benefits from eaves storage, light and power. A fantastic space that will comfortably house a vehicle allowing the occupants to enter and vacate the vehicle.



To the left hand side of the garage steps lead up to provide access to the hard standing area that flows across the left hand side and in turn the front of the property providing access to the front door. To the left hand side of the garage a metal gate provides access continuation of the hard standing flowing around to the rear of the property.

Directly behind the house is a manageable area of wild lawn, well stocked with a number of plants and shrubbery and offering truly breath taking views from the elevated patio over open countryside to the rear of the property. There is an elevated wooden shed to the left hand side of this area again commanding fine elevated views.

The side garden can be accessed via steps leading down off the rear of the garage and via the art studio or via steps leading down off the right hand side of the garage.

To the right hand side of the garage there is another useful stone fronted storage area. A simply delightful garden to the side.

Art Studio/Craft Room
13'5" x 9'5" (4.10 x 2.88)



Located to the side of the garage is another very useful outbuilding currently utilised as an art

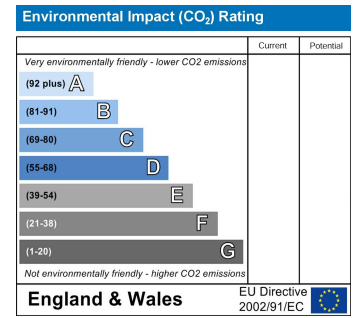
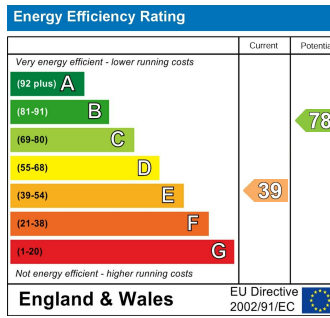
studio/craft area. This area benefits from fully insulated walls and roof , Upvc double glazed door to rear elevation with upper obscure glazing and a majority of the opposite wall when entering this area is sealed glazed units with further sealed glazed units to right and left elevations. All combine to provide a great deal of natural light and enjoy this truly spectacular setting overlooking open countryside and beyond. This area benefits from light and power and would serve a multitude of purposes.



Off of the patio area to the rear of the property a grass walk way provides access to the mature garden laid predominantly to lawn with a number of established trees and shrubs. The boundary to the rear is clearly defined with wire fencing which overlooks open fields beyond, when taking the photographs the Estate Agent was greeted with a wild deer in the field! There are numerous elevated planting beds flowing down the rear of the plot.

This manageable area of sloped lawn then narrows and provides access to the bottom corner to another larger expanse of lawn.





Another expanse of lawn well shield with established boundaries with numerous central trees providing a great deal of shade during the summer months. This well stocked area is a real blank canvas laid to lawn, likely to greatly appeal to budding gardeners. You can walk the established boundaries with a cut walkway flowing across the road side of the plot leading up to granite steps which then lead on to a unique feature to this property. The 16th Century St Cyors Well.

Accessed directly off of the road granite steps lead down to this stunning former well, a delightful granite feature. The remains of the old village water pump are still in situ. There is also a granite seat located to the left hand side of the well building.



Council Tax Band - E

AGENTS NOTE:

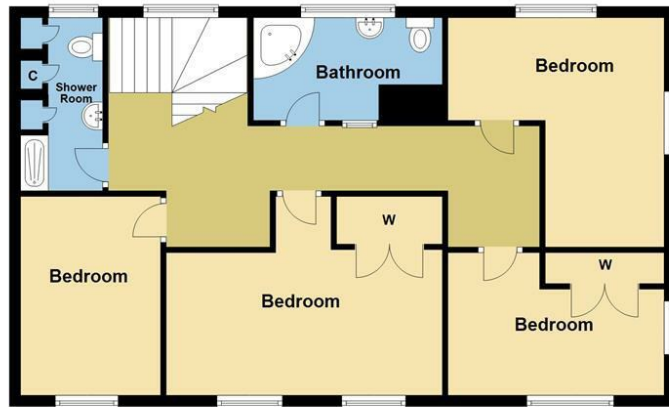
Interested parties are advised that this property benefits from a septic tank. We also understand that a neighbours septic tank is also in this properties plot.



Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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