



MAY WHETTER & GROSE

**BEECHTREES DANIELS LANE, ST. AUSTELL, PL25 3HW**  
**GUIDE PRICE £325,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

LOCATED IN A MUCH SOUGHT AFTER LOCATION IN A TUCKED AWAY POSITION SET WITHIN FORMAL GARDENS OF APPROXIMATELY 0.175 OF AN ACRE. CONVENIENTLY POSITIONED FOR HOLMBUSH COMPLEX OF SUPERMARKETS, SHOPS AND SCHOOLING NEARBY PLUS THE BEACHES. THIS VERSATILE FAMILY RESIDENCE SET BACK BEHIND A GATED PRIVATE DRIVEWAY OFFERING GENEROUS SIZE LIVING ACCOMMODATION, LOUNGE, KITCHEN, CONSERVATORY, FOUR BEDROOMS, BATHROOM AND SEPARATE SHOWER ROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION, SCOPE AND POTENTIAL THE PROPERTY HAS TO OFFER. PLEASE SEE AGENTS NOTES: WE ARE LEAD TO BELIEVE THAT THE PROPERTY IS PART CORNISH UNIT CONSTRUCTION AND THUS COULD MAKE IT UN-MORTGAGEABLE PLEASE THEREFORE CHECK WITH YOUR LENDER OR FINANCIAL ADVISER. CASH BUYERS EPC - D



## Location

Junior and Secondary schools are within walking distance of the property at Sandy Hill Infants or Charlestown Primary and Penrice Community College. Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within two miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. The picturesque port of Charlestown, Carlyon Bay beach and the award winning Eden Project are within a short drive. The town of Fowey is approximately seven miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately thirteen miles from the property.

## Directions

From St Austell, head out onto the A390 towards Holmbush at the Mount Charles roundabout head down the hill and under the bridge towards Tesco. At the traffic lights turn left onto Daniels Lane, you will pass the parade of shops on your left. Continue up the hill and the property is located towards the top on your right hand side. A board will be erected for convenience.

## Accommodation

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

The gated driveway opens to a large tarmac and stone chipped area ideal for parking for numerous vehicles with part well stocked garden. There are two entrances one to the annexe and one into the main property.

## Lounge

23'5" x 11'4" (7.16 x 3.47m )



The main property is accessed via some steps and

handrail to double glazed doors into the entrance lounge. A good size lounge with a great deal of natural light from two double glazed windows, one to the front and one to the side. Central focal point of chimney breast with open recess and radiator beside with door into inner hallway and leading to rest of the accommodation.



## Kitchen Breakfast

20'3" x 8'11" (6.19 x 2.73)

To the left opens to the kitchen. The kitchen comprises a comprehensive range of wall and base units with a light strip wood effect laminate worksurface incorporating four ring gas hob and extractor above with integrated oven to the side. There is also a one and half bowl ceramic sink finished with low level lighting and herringbone wood effect floor covering. Natural light from two double glazed windows, one to the side and one to the rear enjoying an outlook over the rear garden.

## Conservatory

12'4" x 6'5" (3.76 x 1.98)



Door through into the Conservatory. A wonderful addition also incorporates the dining room table and has an outlook over the garden from a bank of double

glazed windows with some quarter window opening with doors to both sides.

### Shower Room

6'0" x 6'5" (1.85 x 1.98 )  
Door into Shower Room.

Comprising a white suite with large hand basin, low level WC and curve shower doors into cubicle with integrated shower system and finished with a fully tiled wall surround. Chrome heated towel rail and a mosaic tile pattern effect floor covering. There is also natural light from an obscure double glazed window.

### Bedroom

10'2" x 9'1" (3.11 x 2.77)



Door into Bedroom. The first of the four bedrooms, situated within the main residence. This offers a great deal of natural light from two double glazed windows, one to the side and one to the rear both with outlooks over the garden. One having a radiator beneath. Opposite is a door into the second bedroom.

### Bedroom

12'8" x 8'0" to front of built in wardrobes (3.86m x 2.44m to front of built in wardrobes )



A lovely view overlooking the driveway and garden

from a large double glazed window. Also benefitting from a range of built-in wardrobes.

### Inner Hallway

The inner hallway continues around where there is a large picture window also enjoying an outlook over the garden with doors through into bathroom and two further bedrooms.

### Bathroom

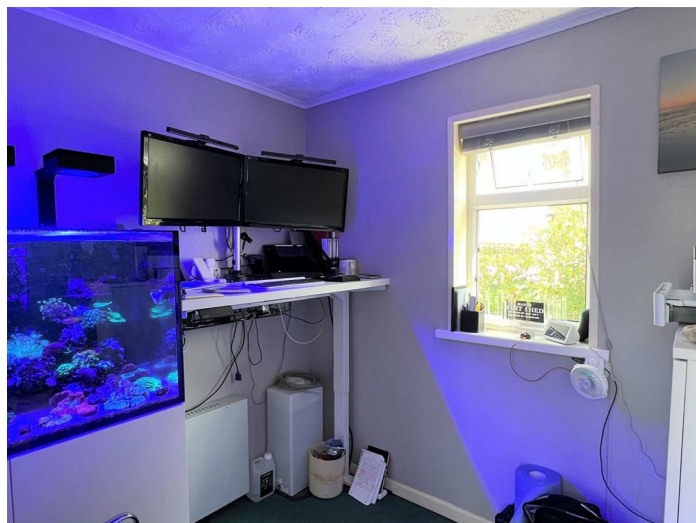
6'11" x 8'7" (2.11 x 2.64)



Door into Bathroom. Comprising a white suite of low level WC, hand basin and panelled bath with shower screen and wall mounted shower. Marble effect fully tiled wall surround complimented with a mosaic tiled pattern effect vinyl floor covering and natural light from two double glazed windows and through into bedroom.

### Bedroom / Study

7'8" x 6'11" (2.35 x 2.13 )



Currently utilised as a study/workstation and has a double glazed window with fitted blind and carpeted flooring. Beyond door to bedroom.

## Bedroom

13'4" x 10'4" (4.08 x 3.16)



The final double bedroom within this property and has a double glazed window to the front. Part paper patterned wall surround and carpeted flooring.

## Outside



From Daniels Lane there are double gates leading to the main parking area and wrought iron gates to the

left hand side giving access around to the rear garden which can also be accessed from the Conservatory. Further pathway to the far side.



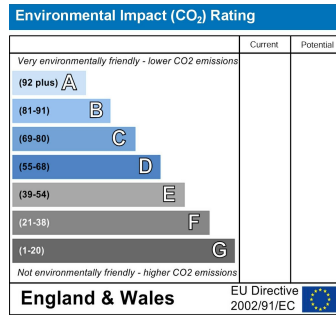
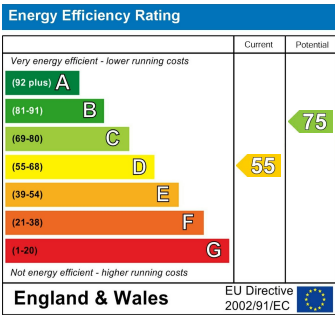
Off the conservatory there is a courtyard garden with raised pond, the garden is well stocked with an array of maturing plants and shrubbery plus numerous seating areas. To the far side you have two lawned areas divided by a large greenhouse and a large storage shed.

The whole garden offers a great degree of privacy and a great deal of natural light. Please note we are also lead to believe that the property, due to its position, can also have a fence panel removed into the top corner of the garden, providing pedestrian or possible vehicular access out onto Lyons Road.

## Agents Notes



The original part of the property, we are lead to believe, is of Cornish Unit Construction. Please do check with your lender if you require a mortgage as it will be unlikely a lender will lend against this type of home.









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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