



MAY WHETTER & GROSE

**OLD FORGE COTTAGE, 6 WEST END, PENTEWAN, PL26 6BX  
OFFERS IN THE REGION OF £510,000**



\* REDUCED TO ENABLE ONGOING PURCHASE \* AVAILABLE FOR THE FIRST TIME IN OVER 20 YEARS, IS THIS IMMACULATELY PRESENTED, EXTENDED SEMI DETACHED CHARACTER PROPERTY WITH AN EXTREMELY HIGH LEVEL OF FINISH. FURTHER BENEFITS INCLUDE OFF ROAD PARKING TO THE FRONT, THREE DOUBLE BEDROOMS AND LOW MAINTENANCE AND ENCLOSED REAR GARDEN. THE PROPERTY BENEFITS FROM OIL CENTRAL HEATING THROUGHOUT AND EVEREST DOUBLE GLAZED WINDOWS. THE ORIGINAL BUILDING IS BELIEVED TO DATE BACK TO CIRCA 1800 AND WAS THE OLD FORGE FOR THE VILLAGE. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED AND IMMACULATELY PRESENTED FAMILY HOME FINISHED TO A HIGH STANDARD. EPC - D



## Location

Pentewan is a popular small coastal village approximately three miles south of St Austell on the south coast of Cornwall, with historic former working harbour and basin. Facilities within walking distance include the coast path, sailing club, large popular sandy beach, cafés, Post Office, convenience shop, Hubbox restaurant and two popular pubs,. The village is within close proximity of Porthpean Golf Club. St Austell town centre offers a wider range of shopping, educational and recreational facilities. The picturesque ports of Mevagissey, Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property. The cottage is opposite the Pentewan trail with pleasant level woodlands walks and cycle path.

## Directions

From St Austell head down onto the Pentewan Valley, past the Cornwall Hotel and through London Apprentice. Keep going as you head towards Pentewan. Turn left just after the Nisa Co-Op convenience store, go over the bridge and the property is located on the right hand side of the road, before the right hand bend. There is parking, off road to the front of the property.

## Accommodation

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

Bespoke aluminium RK door systems entrance door provides entrance into lounge/diner.

## Lounge/Diner

22'4" x 16'7" (6.81 x 5.08)



A delightful and surprisingly spacious twin aspect room with double glazed painted hardwood bay window to front elevation with bespoke shutter blinds. Further hardwood double glazed French doors to rear

elevation providing access to the enclosed low maintenance rear garden area with matching full length glazed panels to left and right. Focal exposed stone feature fireplace housing a multifuel log/coal burner with slate hearth. Bespoke wooden shelving with further cupboard storage below to right hand side of chimney breast. Carpeted stairs to first floor. Engineered oak flooring. Door through to inner kitchen area. Contemporary cast iron style radiator to front elevation. Exposed ceiling beams. Television aerial and telephone point.



## Inner Kitchen



The inner kitchen area has two painted double glazed hardwood windows to the front elevation. Modern cast iron style radiator to front. High quality charcoal-coloured German Rotpunkt wall and base units with solid wood worksurfaces. Feature brick wall detailing. Under counter Polar double drinks fridge.



sealed glazed matching unit below. Fitted extractor fan to exterior wall. Large format tiled flooring throughout with underfloor heating to extension area. From inner kitchen there is an opening to utility room.



### Kitchen Area

22'10" x 20'6" (6.96 x 6.27)



Constructed in 2016 the cottage has a fabulous updated and extended kitchen area. The main kitchen area has Tri-fold triple glazed doors which open up completely providing access to the well maintained and enclosed rear garden. Matching Rotpunkt wall and base kitchen units finished in white high gloss with square edge Silestone worksurfaces. The kitchen benefits from a central island complete with in-built Siemens induction four ring hob with pop up Siemens extractor. Above the kitchen island there is a vaulted triple-glazed atrium with twin electrical vents and concealed multi-colour ambient LED lights. Fitted Siemens electric combination oven with microwave, grill and steamer. Additional single Siemens oven with grill and steamer. Siemens warming drawer. To the right-hand side is a full height fridge, to the left hand side there is a full height freezer with inset water/ice dispenser. Full size integrated dishwasher. Stainless sink with grooved Silestone draining board and frosted glass splashbacks. Internal network point. Ceiling mounted Bose in-built speakers. Television aerial point. Side access RK Systems Aluminium door with triple glazed opening window with further

### Utility Room

7'1" x 5'11" (2.16 x 1.82)



Complementing the kitchen this useful area has two

painted double glazed hardwood windows to side elevation. Door through to WC, continuation of large format tiled flooring. Full height Rotpunkt storage and base units with Silestone worksurfaces and stainless steel sink with grooved draining board and central mixer tap. Space and plumbing for washing machine and tumble dryer.

### W.C

5'7" x 2'7" (1.71 x 0.80)



Painted double glazed hardwood window to front elevation with obscured glazing. Continuation of large format tiled flooring. Matching two piece WC suite comprising low level flush WC with dual flush technology and ceramic hand wash basin with central mixer tap set on vanity storage unit with integral storage. Wall mounted classic style radiator. Wall mounted mirror with in-built LED lighting. Part tiled walls. To the right hand side is an inset mirror with fitted extractor fan.

### Landing

6'1" x 4'3" (1.86 x 1.32)

With doors off to double bedrooms one, two, three and family bathroom.

### Bedroom One

16'11" x 10'9" (5.17 x 3.28)



A light and airy principle bedroom with dual aspect painted double glazed hardwood windows to the front and double glazed windows with French doors to rear balcony area. Engineered oak flooring. Fitted Sharps full height wardrobes with integrated drawer storage and hanging spaces. Wall mounted radiator. TV aerial point.

### Balcony Area

17'10" x 6'11" (5.44 x 2.13)



Marine grade stainless steel balcony with glazed panels. A generous sized balcony with space for chairs and table with views towards the harbour and sea beyond. Artificial grass with underlying timber deck. Exterior floor level lighting and wall light.

### Family Bathroom

5'10" x 8'0" (1.80 x 2.46)



With Velux window to front elevation providing natural light with matching four piece white bathroom suite comprising slipper bath with metal feet and traditional mixer tap plus fitted shower attachment, low level flush classic style WC, ceramic hand wash basin with classic hot and cold taps and fitted shower enclosure with wall mounted electric Mira Sport shower. Tiled walls to water sensitive areas. Tiled flooring. Heated towel rail.

### Bedroom Two

10'11" x 11'11" (3.34 x 3.64 )



Painted double glazed hardwood window to front elevation with fitted shutters. Carpeted flooring. Door provides access to in-built eaves storage void. Radiator.

### Bedroom Three

14'0" x 10'0" (4.29 x 3.05)



Painted double glazed hardwood window to rear elevation overlooking the enclosed low maintenance rear garden. Carpeted flooring. Fitted black-out concertina blind. Radiator. Two large eaves cupboards provide useful storage facilities.

### Outside



The cottage has the somewhat rare asset of a double width driveway providing off road parking for two vehicles.

To the left hand side of the cottage there is a small storage area for refuse bins and recycling with an elevated slate topped planting bed to the left hand side with a number of established feature pleached trees. Oil tank for central heating. Side access door. External tap.

Behind the parking area is covered access to the front door.



The rear garden is a fantastic and private entertaining space, with bespoke external illumination. Flowing beautifully from the lounge and kitchen is this low maintenance garden which has brick pavers, feature millstone and elevated slate patio complete with fantastic bespoke external BBQ/kitchen area. Low level wall lights.

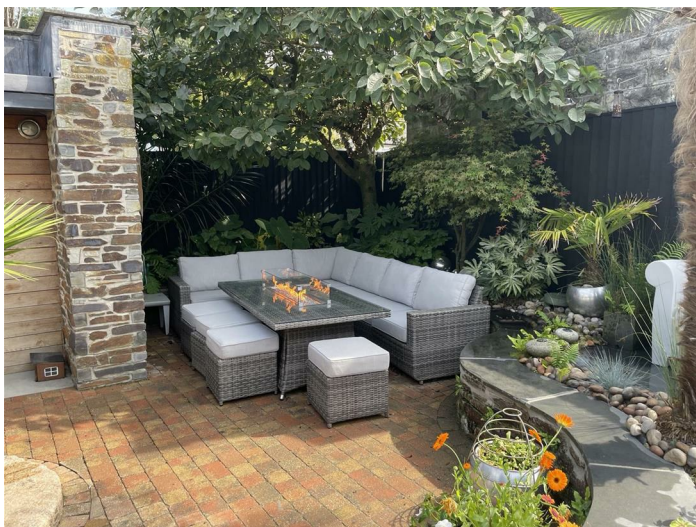
It is well established with a number of evergreen plants, mature Magnolia tree and date palms. External tap and two external double power sockets.

**Agents Note**

**Council Tax Band - C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-36) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-36) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



The current Owners also rent a garage opposite the property under separate negotiation which may be transferable by negotiation.

**Agents Note:**

In accordance with the Estate Agents Act 1979 we are required to inform you that the seller of this property is an employee of May Whetter and Grose and therefore a "connected person".





### Ground Floor



### First Floor



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