



**MAY WHETTER & GROSE**

**51 PORTHMEOR ROAD, ST AUSTELL, PL25 3LU**  
**GUIDE PRICE £450,000**



**\*\* CHAIN FREE \*\* AN IMPECCABLY PRESENTED AND ATTRACTIVE DETACHED FAMILY RESIDENCE, A SHORT DISTANCE FROM ST AUSTELL BAY'S BEACHES, GOLF COURSES, PRIMARY AND SECONDARY SCHOOLING, LOCAL AMENITIES AND SUPERMARKETS. SET WITHIN DELIGHTFUL LANDSCAPED GARDENS WITH BRICK PAVED DRIVEWAY TO THE FRONT, LOCATED AT THE VERY END OF A NO THROUGH ROAD. A VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS PERFECTLY POSITIONED AND IMMACULATELY PRESENTED FAMILY HOME. EPC - D**



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501  
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH  
Website: [www.maywhetter.co.uk](http://www.maywhetter.co.uk) E-mail: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

Situated within easy reach of St Austell Bay with its beaches and coastal footpath plus golf course with Charlestown Academy primary school & Penrice secondary school nearby and within easy reach of the Holmbush complex of shops & Supermarkets. St Austell town centre is within approximately 2 miles. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. The picturesque port of Charlestown is about 10 minutes walk away and the award winning Eden Project is 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.

#### **Directions:**

From St Austell town head out on the A390 towards Holmbush, to the set of traffic lights near Tesco. The Holmbush complex of shops can be seen on the left. Head through the traffic lights to the next set of traffic lights, bear right here and head up the hill. Approximately 80-100 yards turn left into Porthmeor Road. Head to the end of the road and bear around to the last turning on the right. Head up and the property will be situated on the left hand side.

#### **The Accommodation:**

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

Upvc double glazed front entrance door with upper glazed internal panel allowing external access into:

#### **Entrance Porch:**

7'9" x 6'9" (2.37m x 2.07m)

Upvc double glazed windows to the front with an outlook over the garden and driveway, finished with a Polycarbonate roof and wood effect flooring. Upvc triple glazed door with inset stippled glass detailing with sealed glazed unit to side, allows access into:

#### **Inner Hall:**



Carpeted floor and stairs with hand rails to first floor. Doors to good sized under stairs storage, dining room, and through to lounge. Radiator.

#### **Lounge:**

20'4" x 11'10" at maximum (6.22m x 3.62m at maximum)



A delightful twin aspect room with Upvc triple glazed windows to front and rear, offering tremendous natural light. Radiator to front and rear elevation. The focal point is an electric real flame effect fire set within a decorative Sandstone mantle and hearth surround, with an elegant wall papered patterned chimney breast. Agents note - There is a capped gas point should a gas fire be required. Carpeted flooring. Textured ceiling. Television aerial point.



**Dining Room:**  
18'9" x 11'8" (5.74m x 3.57m)

**Kitchen:**  
15'10" x 8'0" (4.84m x 2.45m)



Another generous reception room with Upvc triple glazed windows to front and side. Two radiators. Textured ceiling. Carpeted flooring. Television aerial point. Agents note - there is a part divider in the centre of this room which would lead itself well to being split into two separate rooms should the need arise. This would create an additional ground floor bedroom or additional reception room.

Upvc triple glazed window to rear elevation overlooking the delightful landscaped rear garden. Door through to rear hall. A range of cream coloured matching wall and base kitchen units, complemented with coloured roll top laminated work surface incorporating stainless steel sink with drainer board and central mixer tap and an attractive tiled splash back. Fitted appliances of dishwasher, electric double oven and microwave, four ring electric hob with extractor hood above. There is a recess currently housing a fridge freezer. Wood effect laminate flooring and radiator.



**Utility:**

8'11" x 6'2" (2.73m x 1.89m)



Upvc triple glazed window to rear elevation and Upvc double glazed door providing external access. White gloss finished wall and base kitchen with soft close units, complemented by a square edged work surfaces, stainless steel sink with drainer, mixer tap, finished with part tiled walls. Continuation of the wood flooring. Radiator. Space and plumbing for washing machine. Further space above for tumble dryer. Fitted extractor fan.

**Wet Room:**

7'0" x 4'10" (2.15m x 1.48m)

**Rear Hall:**

9'3" x 8'0" (2.83m x 2.45m)

L shaped room with door through to ground floor wet room. Opening through to utility room. Continuation of the wood effect flooring. Square edged work surface and radiator.



A modern three piece shower suite comprising low level flush WC. Pedestal ceramic hand wash basin with central mixer tap. Shower screen with electric shower over, all finished with a tiled wall surround. Decorative border and flooring, fitted extractor fan and heated towel rail. Upvc obscured double glazed window to rear.

**Landing:**

7'11" x 5'11" at maximum (2.43m x 1.81m at maximum)



**Bedroom 2:**

14'7" x 8'0" (4.47m x 2.46m)

Doors off to all three bedrooms and family bathroom. Loft access and additional door opening into a good sized airing cupboard housing the hot water tank with slatted shelving. Carpeted flooring. Textured ceiling.

**Bedroom 1:**

14'4" x 11'10" (4.39m x 3.62m)



Upvc triple glazed window to rear overlooking the delightful landscaped rear garden. Carpeted flooring. Radiator. Textured ceiling.

A comprehensive range of bespoke built in bedroom furniture including bedside cabinets, overhead bedroom storage and fitted his and hers wardrobes offering full length mirrored doors. Matching dressing area to the front of the room, with elegant patterned wall paper back drop. Radiator beneath the Upvc triple glazed window to front with fitted vertical blinds.



**Bedroom 3:**

8'8" x 10'4" (2.66m x 3.17m)



Delightful far reaching views over the surrounding area to the front from a Upvc triple glazed window. Carpeted flooring. Sliding door provides access through to good sized eaves storage room. Radiator

**Eaves Store Room:**

20'3" x 5'7" (6.19m x 1.72m)

(Restricted head height) Carpeted flooring. Inbuilt storage. The properties central heating boiler is located in this area. Door to the side opens to provide access to eaves storage. This area benefits from independent light and offers fantastic storage facilities or could be utilised should reconfiguration be desired, pending relevant permissions.

**Family Bathroom:**

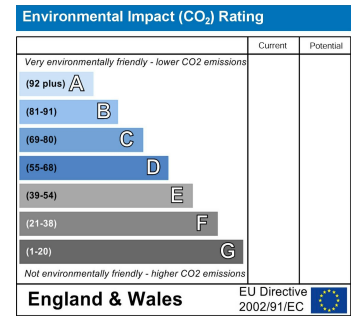
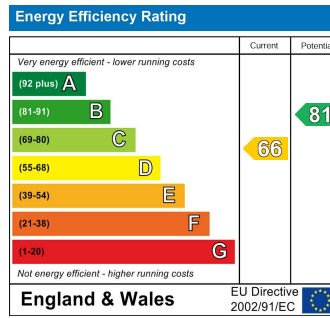
10'1" x 5'5" (3.08m x 1.67m)



Modern bathroom comprising a white suite of low level WC, ceramic hand wash basin with central mixer tap set on roll top work surface offering fantastic storage. L shaped bath with central mixer tap and wall mounted electric shower and glass screen. Finished with a vinyl flooring, heated towel rail, tiled walls, and textured ceiling, with recessed lighting. Fitted extractor fan. Upvc obscured triple glazed windows to rear.

**Exterior:**

Accessed at the very end on a no through road, with pillared open entrance with attractive low maintenance front boundary with shrubs and chippings, to a generous bricked paved drive providing off road parking for numerous vehicles. To the left, there is a raised planted border and wide open access leading to the rear. Opposite is a manageable raised area of lawn surrounded by an array of evergreen planting and shrubbery. Being detached there is a additional access to the enclosed rear garden.



To the rear of the property is a generous paved patio area/walkway, which flows around the right and left hand access. The rear garden has been lovingly tended to and mainly laid to lawn with an abundance of established plants and shrubbery. The boundaries are clearly defined with block walls to the right and wood fencing to the left and rear. Well stocked with an array of plants and with a number of central additional planting areas and further patio to the far right hand corner with chalet shed to. The property also has an outdoor tap.

**Agents Notes:**



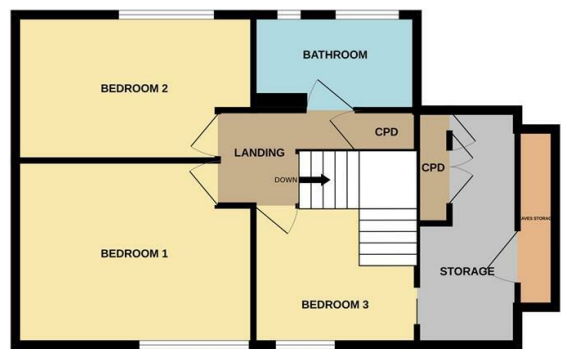
Interested parties are to be made aware that the rear boundary is the second fence to the rear boundary. There is a wonderful planted nature area between the fences to attract the wildlife of birds, bees and butterflies.

**Tax Band: D**

GROUND FLOOR



1ST FLOOR



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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