



MAY WHETTER & GROSE

**VALLEYSIDE BRIDGES, LUXULYAN, PL30 5EF
GUIDE PRICE £475,000**



A BEAUTIFULLY PRESENTED, INDIVIDUALLY DESIGNED DETACHED FAMILY HOME BUILT IN 2006. THE PROPERTY BOASTS FOUR BEDROOMS, PRINCIPLE WITH EN SUITE SHOWER AND OCCUPIES A LARGE PLOT WITH AMPLE OFF ROAD PARKING. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND OIL FIRED CENTRAL HEATING. THE PROPERTY OCCUPIES A CONVENIENT LOCATION IN THE VERY WELL REGARDED VILLAGE AND IS CLOSE TO LOCAL AMENITIES. INTERESTED PARTIES ARE URGED TO SEE AGENTS NOTES REGARDING ACCESS AND SEPTIC TANK. EPC - C



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The popular village of Luxulyan offers a range of local amenities including a post office, public house, primary school, church and branch line railway station: The line services Newquay & Par mainline railway station. 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 up the "New Road", towards the village of Luxulyan, passing the Esam Building, drive through the new West Carclaze Village development Passing the Eden Project access, follow the signs to Luxulyan, On entering the village pass the first right turn into Rosevale Gardens. The property is located on the right hand side of the road some 100 yards down the hill from the turning into Rosevale Gardens. NOTE: Access is made via the access for "Hillside". There is parking on the drive to the side of the property. Viewers are prohibited from parking on the gravel to the front of the property.

The Accommodation:

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

Upvc double glazed door with inset obscured glazing complete with stain glass detailing allows external access in to entrance hall.

Entrance Hall:

10'1" x 15'1" at maximum (3.09m x 4.60m at maximum)



Carpeted stairs to first floor. Double doors through to lounge. Door through to kitchen/diner. Tiled flooring. Door opens to provide access to inbuilt storage recess with continuation of tiled flooring set within. Further door opens to provide access to the properties under stairs storage. Radiator. Focal feature lighting. Wall mounted thermostatic control. Telephone point.

Lounge:

17'0" x 11'5" at maximum (5.20m x 3.50m at maximum)



A twin aspect lounge with two Upvc double glazed windows to side and one to front elevation both combine to provide tremendous natural light. Wood effect laminate flooring. Electric focal flame effect fire. Radiator. Telephone and television aerial points.

Kitchen/Diner:

25'1" x 14'2" at maximum (7.66m x 4.34m at maximum)



Matching wall and base kitchen units. Roll top work surfaces. Stainless steel circular sink with central mixer tap and matching draining board. Tiled walls to water sensitive areas. Space for electric cooker with fitted extractor hood above. Wood effect laminate flooring. Radiator. Space to the far side of the room for a dining table. Upvc double glazed windows to rear elevation and further Upvc patio door provide access to an elevated decked balcony. Upvc double glazed window to left hand side of doors and two further Upvc double glazed windows to front elevation, all combine to provide tremendous natural light. BT OpenReach telephone point. Two radiators.

**Rear Hall:**

4'1" x 3'2" (1.27m x 0.98m)

Door through to WC and door through to utility. Continuation of the wood effect laminate flooring.

WC:

6'2" x 3'7" (1.88m x 1.11m)



Matching WC suite featuring low level flush WC with dual flush technology and corner pedestal hand wash basin with central mixer tap. Tiled walls to water sensitive areas. Continuation of the wood effect laminate flooring. Fitted extractor fan. Heated towel rail. The houses main stop cock is located in the WC.

Utility:

8'5" x 8'2" (2.59m x 2.49m)



Upvc double glazed door to rear elevation allowing external access with inset obscure glazing and matching window to side. Continuation of wood effect laminate flooring. Roll top work surfaces and continuation of wall and base units flowing from the kitchen. Space and plumbing for washing machine and space for tumble dryer. Space for additional fridge and upright fridge freezer. Radiator. Mains fuse box.

Landing:

18'1" x 11'6" (5.52m x 3.52m)



(Irregular shape) A spacious landing that could fit an office desk if required, complete with power points and telephone point. Obscure glazed Upvc double glazed window with beautiful inset stain glass detailing plus further Upvc double glazed window to front elevation. Carpeted flooring. Doors off to all bedrooms and family bathroom. Twin doors open to provide access to inbuilt storage void offering tremendous shelved storage facilities. Loft access hatch.

Bedroom 3:

11'0" x 7'2" (3.36m x 2.19m)



Upvc double glazed window to side elevation. Radiator. Carpeted flooring.

Bedroom 4:

10'11" x 7'2" at maximum (3.35m x 2.20m at maximum)



(Irregular shape) Upvc double glazed window to side elevation. Carpeted flooring. Radiator.

Bedroom 2:

10'9" x 11'0" (3.29m x 3.36m)



A tremendous twin aspect double bedroom with Upvc double glazed windows to front and side elevations. Carpeted flooring. Radiator.

Bathroom:

7'9" x 9'10" at maximum (2.37m x 3.02m at maximum)



Upvc double glazed window to side elevation with obscure glazing. Updated matching four piece white bathroom suite comprising low level flush WC with dual flush technology. Free standing bath with central mixer tap complete with fitted shower attachment. Pedestal hand wash basin with central mixer tap. Separate fitted shower enclosure with glass shower door. Wall mounted mains fed shower. Tiled walls to water sensitive areas. Tiled flooring. Fitted extractor fan. Heated towel rail. Electric plug in shaver point. Louvre door opens to provide access to useful shelved storage facilities.

Bedroom 1:

10'4" x 12'4" (3.17m x 3.78m)



A dual aspect double bedroom with Upvc double glazed windows to front and side elevations combine to provide tremendous natural light. Door to en-suite. Three double doors open to provide access to bespoke inbuilt storage. Carpeted flooring. Radiator.

En Suite:

8'3" x 3'5" (2.53m x 1.05m)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC, ceramic hand wash basin and large fitted shower enclosure with folding glass shower door. Overhead shower and detachable nozzle. Tiled walls to water sensitive areas. Tiled flooring. Fitted extractor fan. Heated towel rail. Electric plug in shaver point.

External:

The property is located via a granite chipped shared drive, directly off the main road, between the public house at the bottom of the hill and the entrance to Rosevale Gardens. Accessed via a stainless steel gate, you will notice the property 'Hillside' set on the road, access is made via the said gate, with 'Valleyside' located in the far left hand corner.

Agents Note:

We understand that 'Valleyside' enjoys vehicular and pedestrian access over this granite chipped drive and the plot starts just around the far right hand corner. The initial granite chipped access must be kept clear at all times for 'Hillside'.

Access to the rear garden can be made via the front and rear of the property with hardstanding area providing access through to the utility. Steps lead down the left hand side of the property providing access to the spacious rear garden. Via the right hand side and where the official plot begins, a gravelled area provides off road parking for numerous vehicles. The boundaries are clearly defined with a mixture of exposed block and stone wall to the right lower and left elevation. Upon entering the drive steps lead up to provide access to the front door with the properties internal garage located to the right hand side of the steps.

Garage:

15'5" x 14'3" (4.70m x 4.35m)

Metal up and over garage door, light and power. To the

far left hand corner additional storage room has been created which could be removed if not desired. To the right hand side is the combination Firebird Enviromax C35 central heating boiler. This boiler is run from oil with the oil tank located at the bottom right hand corner of the gravelled drive.

Storage area which can either be accessed via an opening in the garage or a external wooden door providing yet more storage facilities.

Rear Garden:



The gravelled rear garden offers off road parking for numerous vehicles. Agents note - the properties reinforced septic tank is located at the bottom of the granite chipped area below the stainless steel man-hole cover. Just beyond this is the properties oil tank complete with an elevated area of decking. Steps lead down to a private sunken area of lawn with ponds to the right and left hand corner. To the left hand side there is a covered area of decking previously used to house the hot tub. The rear garden benefits from the addition of a number of external power points. To the far left hand corner is an elevated area of decking well enclosed with wood fencing and to the far right hand corner is a spacious wooden summer house complete with light and power. The rear garden is well enclosed with an array of evergreen planting and shrubbery offering a good degree of privacy.



AGENTS NOTES:

Drainage is by way of a septic tank.

Council tax: Band D

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Basement

First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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