



MAY WHETTER & GROSE

## RUBY COTTAGE , TRETHURGY, PL26 8YF GUIDE PRICE £485,000



\*\* A VIDEO TOUR IS AVAILABLE UPON REQUEST \*\*

AN IMPECCABLY PRESENTED DETACHED CHARACTER RESIDENCE WITH AMPLE OFF ROAD PARKING AND FRONT AND REAR GARDENS. THE PROPERTY BOASTS THREE FIRST FLOOR DOUBLE BEDROOMS AND FOUR GROUND FLOOR RECEPTION ROOMS WITH MULTI FUEL BURNER LOCATED IN THE LOUNGE. THE PROPERTY LENDS ITSELF WELL TO ANNEXE CAPABILITIES WITH UPVC DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING THROUGHOUT. THIS VERSATILE AND WELL PRESENTED PROPERTY OCCUPIES AN EXTREMELY POPULAR VILLAGE LOCATION AND A VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THE BUILD QUALITY AND ACCOMMODATION AVAILABLE ON OFFER.

EPC - E



**Location:**

Trethurgy is a popular Hamlet situated within close proximity to the Eden Project. There are walks within easy reach of the property, including the Clay Trails which lead to the Eden Project. The recently regenerated St Austell town centre is situated approximately 4 miles away and offers a wide range of shopping, educational and 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 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 17 miles from the property.

**Directions:**

From St Austell, head up onto the A39, taking the roundabout signposted Trethurgy. Head along the road to the village and St Austell Bay will be seen on the right hand side with Trethury Tor on your left. Head down into the village and proceed through passing the village hall. Ruby Cottage is located on the left hand side of the road set back just before the right hand bend in the road. A For Sale board is erected for ease of identification purposes.

**The Accommodation:**

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

Hardwood front door with double glazed detailing allows external access in to front porch.

**Front Porch:**

5'8" x 9'6" at max (1.73m x 2.92m at max)  
With the remainder of the front and side elevations in the form of matching wood frame double glazed windows with further high level sealed glazed units above. Tiled flooring. Door through to:

**Entrance Hall:**

12'2" x 2'10" at max (3.71m x 0.88m at max)  
Wood effect laminate flooring. Radiator. Textured walls. Wood clad ceiling. High level mains enclosed fuse box. Wood stairs to first floor with carpeted centre section. Doors off to study/bedroom three and lounge.

**Office:**

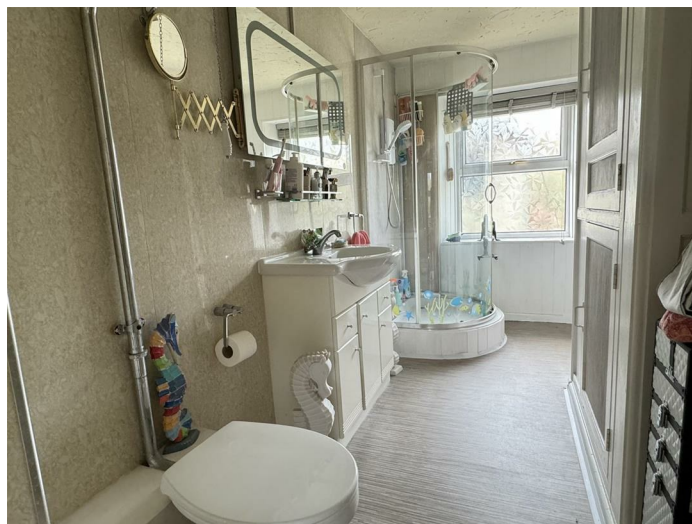
13'10" x 12'11" (4.24m x 3.94m)



A delightful twin aspect room with Upvc double glazed windows with deep wooden sills to front and side elevations. Continuation of wood effect laminate flooring. Door through to shower room. Door back through to lounge. Twin doors open to provide access to the under stairs storage void. Louvre doors open to provide access to an occasional drop down single bed. Textured ceiling with exposed ceiling beams. Bespoke wooden shelving. Textured painted exposed stone walls. Radiator.

**Shower Room:**

12'1" x 5'11" (3.70m x 1.82m)



Upvc double glazed window to rear elevation with obscure glazing. Door back through to kitchen. Matching three piece white bathroom suite comprising high level cistern WC, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage facilities below. Semi circular shower enclosure with sliding glass shower door and wall mounted Mira Sport shower. Water resistant cladding to water sensitive areas. Part wood clad walls. Textured ceiling. Doors open to provide access to the airing cupboard housing the hot

water tank with further storage facilities inset below. Classic style radiator. Heated towel rail.

**Lounge:**

14'2" x 13'9" (4.33m x 4.20m)



Upvc double glazed window to front elevation with exposed wood sill. Continuation of wood effect laminate flooring. Door through to workroom. Door through to kitchen. Door back through to office and door through to entrance hall. Painted exposed stone walls. Textured ceiling. Exposed ceiling beams. Focal fire place housing multi fuel burner with slate hearth and wooden mantle over. Fitted bespoke storage with high level display areas above. Radiator. BT telephone point.

**Workroom:**

14'0" x 8'2" (4.28m x 2.49m )



Upvc double glazed stable door to front elevation allowing additional external access. Upvc double glazed window to front elevation and Upvc double glazed window to side elevation. Stairs to fourth bedroom with door providing access to under stairs storage void below. Wall mounted electric heater. Updated carpeted flooring. Textured walls. The current owner advises they have had provisional plans drawn up for an extension leading off from this room. NB: Planning has not been applied for.

**Bedroom Four:**

8'11" x 15'2" (2.72m x 4.64m)



Another delightful twin aspect room with Upvc double glazed window to front elevation and Upvc double glazed window to side elevation with obscure glazing. Wood effect laminate flooring. Vaulted ceiling. Light and power with steps leading up to an elevated mezzanine level housing an additional single bed with wooden balustrade providing security. Television aerial point and high level power points.

**Kitchen:**

17'2" x 12'5" at max (5.24m x 3.80m at max)



Wood frame stable door providing access to the rear access/utility. Upvc double glazed window to rear elevation. Double doors through to dining room, door through to ground floor shower room. Matching wall and base kitchen units. Tiled flooring with matching work surfaces to the rear and composite roll top work surfaces with ceramic hand wash basin. Classic style central mixer tap and filtered water tap. The sink has grooved draining boards in the work surface to either side. Fitted four ring LP Gas hob with fitted extractor hood above and electric oven below. Exposed ceiling beams. Central kitchen island with doubles as a breakfast bar. Twin doors open to

provide access to the properties oil central heating boiler. Radiator. Part textured walls. Space for upright fridge freezer.

### Dining Room:

12'4" x 10'11" (3.78m x 3.35m)



Another delightful twin aspect room with Upvc double glazed window to rear elevation and two Upvc double glazed windows to side elevation with semi circular tops fitted with window shutters. Continuation of tiled flooring matching the kitchen. Radiator. Space for dining table. Twin doors to corner cupboard.

### Rear Access/Utility:

10'8" x 5'1" at max (3.27m x 1.55m at max)

New wood frame double glazed door to rear elevation and further wood frame double glazed windows to the remainder of the left, right and rear elevations. Continuation of tiled flooring. Roll top work surfaces to right and left hand side with the properties washing machine and tumble dryer located to the left. Freezer to the right hand side. This area benefits from the addition of power and light.

### Landing:

7'2" x 3'1" (2.19m x 0.94m)

Doors off to double bedrooms one, two and family bathroom. Loft access hatch. Carpeted flooring.

### Bedroom One:

17'11" x 13'10" at max (5.48m x 4.22m at max)



Two Upvc double glazed windows with deep sills and window seats to front elevation. Carpeted flooring. Two radiators. Bespoke fitted wardrobe. Twin doors open to provide access to the over stairs storage void offering additional shelved storage facilities.

### Bedroom Two:

13'8" x 9'7" at max (4.19m x 2.94m at max)



Upvc double glazed window to front elevation with deep sill complete with window seat. Carpeted flooring. Fitted bedroom furniture incorporating twin wardrobes with further high level storage above and fitted overhead lights. Radiator.

## Bathroom:

15'7" x 7'3" at max (4.75m x 2.22m at max)



(Restricted head height)

Upvc double glazed window to side elevation. Matching three piece white classic bathroom suite comprising low level flush WC, ceramic hand wash basin and free standing, claw foot bath with central mixer tap and fitted shower attachment. Tiled flooring. Tiled walls. To the far side of the room is fitted storage facilities with eaves storage directly opposite the access door upon entering the room. Classic style radiator with heated towel rail attachments.

## External:

To the front a large chipped driveway provides off road parking for numerous vehicles with twin wooden gates opening to provide access to an area of hardstanding tarmac. The front garden is predominantly laid to parking with areas of lawn to the right and left hand corners, which are well stocked with evergreen planting and shrubbery. To the right hand side of the property, a large gate opens to provide access to the rear which is mirrored on the left hand side with additional twin gates opening to provide access to the rear garden.

## Rear Garden:

Either accessed via the right hand side of the property is the low maintenance rear garden predominantly laid to paved patio slabs set over a number of levels. The rear garden offers many established plants and shrubs with a wooden summer house in the far right hand corner with additional wooden storage shed to the left hand side. To the left of the property is an additional wooden storage shed. Opposite is an enclosed area with a wooden gate providing access, this area provides access to the properties oil tank and private drainage - note this only serves this property. Outdoor tap located to the rear. This generous plot is likely to greatly appeal to keen gardeners and catches a great deal of sun throughout the day.

**Council Tax: Band C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



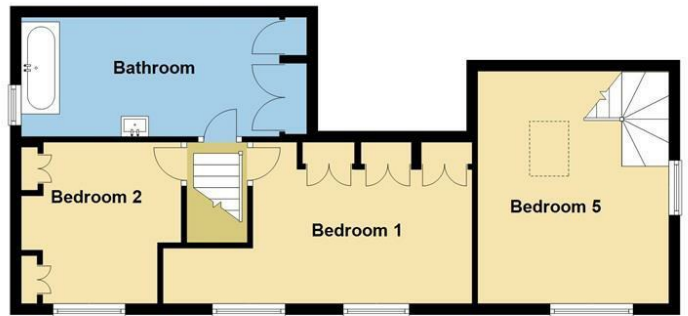




Ground Floor



First Floor



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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