



MAY WHETTER & GROSE

SUNNY SIDE , RUDDLEMOOR, PL26 8XF
GUIDE PRICE £450,000



**** CHAIN FREE **** WITH A BACKDROP OF OPEN FIELDS AND COUNTRYSIDE AND WOODLAND VIEWS IS THIS DECEPTIVELY SPACIOUS EXTENDED FAMILY RESIDENCE OFFERING VERSATILE LIVING. CURRENTLY OFFERING FOUR DOUBLE BEDROOMS, ONE EN-SUITE, AND FAMILY BATHROOM TO THE GROUND FLOOR ALONG WITH GOOD SIZE, LIGHT OPEN PLAN LIVING AREA, WITH LOFT ROOM WITH EN-SUITE TO THE FIRST FLOOR. ALL WITHIN FORMAL GARDENS, AMPLE PARKING FOR NUMEROUS VEHICLES TOGETHER WITH OUTBUILDINGS. A SHORT WALK TO THE CLAY TRAILS, WHILST WITHIN EASY REACH OF THE TOWN CENTRE AND THE A30. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE, VERSATILITY AND POSITION.
EPC - E



Location

Sunny Side is located in the semi rural Hamlet of Ruddlemoor which is situated approx 2miles from St Austell Town and within easy reach of the A391 and A30. A short walk away are the picturesque clay trails which are mainly used by walkers, cyclists, runners, and equestrians. The Wheal Martyn Clay Museum is a few hundred meters further along which showcase and the local historic heritage surroundings.

Directions

From St Austell town head up through the Carthew Valley and as you enter the hamlet of Ruddlemoor the property is in an elevated position on the 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



From the driveway there is a door into the spacious open plan living area.

Open Plan Living Area

32'0" x 15'2" maximum (9.76 x 4.63 maximum)



Offering a great deal of natural light from two large

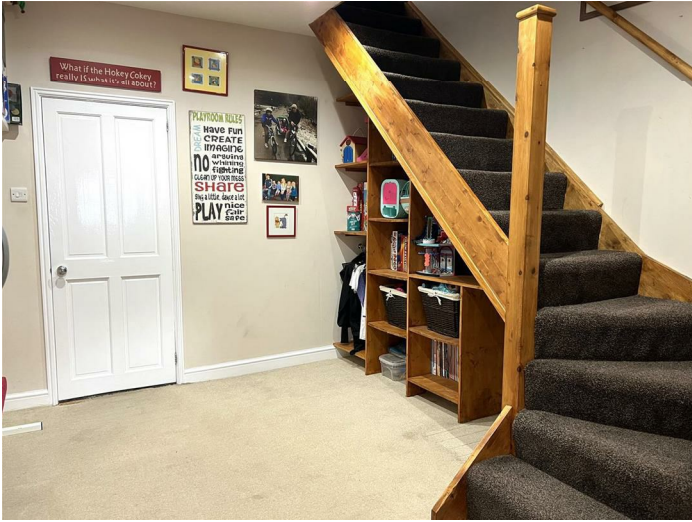
double glazed windows to the front enjoying fabulous countryside and woodland views with three further double glazed sash windows, two to the side and one to the rear. The rear also enjoying the views behind. Further light is provided by recessed spotlighting throughout.

The kitchen offers a comprehensive range of modern wall and base units complimented with speckled patterned laminated worksurface incorporating one and half bowl sink and drainer with mixer tap. Five ring electric oven with attractive tiled splashback. Recess for American style Fridge/Freezer and there is also under unit space and plumbing for dishwasher. The kitchen area is also finished with tile effect floor covering and wall mounted electric heaters and carpeted flooring within the main lounge area.



Inner Hall

11'10" x 10'4" maximum over stairs (3.61 x 3.17 maximum over stairs)



Wide open arch into useful inner area of storage. This incorporates the turning staircase to the converted loft room and door through into original hallway. Period exposed tiled flooring with double glazed door with light panel above leading out onto the front garden area with electric heater to the side. Four panel doors into four downstairs double bedrooms together with one into bathroom.



Bedroom

13'1" x 11'9" maximum (4.0 x 3.6 maximum)



Finished with light coloured carpeted flooring, recessed spotlighting and electric heater. Large

double glazed bay windows to the front enjoying some views down over the garden and countryside opposite.

Bedroom

11'10" x 13'2" (3.61 x 4.02)



Similarly decorated also having the double glazed sash bay windows to the front.

Bedroom

11'7" x 13'0" (3.54 x 3.97)



This third spacious double bedroom also has double doors leading out onto the side patio garden area. Similarly decorated and benefitting from open arch doorway into en-suite.

En-Suite

5'0" x 8'8" maximum (1.54 x 2.66 maximum)



Comprises walk in shower, low level WC with hidden cistern and hand basin. Frosted double glazed sash window to the rear together with recessed spotlighting and ceiling mounted extractor.

Bedroom

13'7" x 8'11" maximum (4.15 x 2.72 maximum)



Enjoying an outlook over the garden and the open fields behind from a double glazed sash window with electric heater to the side.

Family Bathroom

10'5" x 5'4" maximum (3.18 x 1.64 maximum)



Comprising low level WC, hand basin and panelled bath with attractive double edged tiled part wall surround. All finished with a tiled flooring, frosted double glazed sash window to the rear together with recessed spotlighting.

Loft Room

12'5" x 15'10" maximum points reduced headroom (3.8 x 4.83 maximum points reduced headroom)



Two double glazed sash windows to the side where you can enjoy the countryside views and views of the fields behind. Also further recessed spotlighting and open doorway through into en-suite. Also benefiting from a useful storage room area.

Storage Room Area

7'4" x 8'2" max points reduced headroom (2.24m x 2.49m max points reduced headroom)

A useful large storage area with leads to further eaves storage and gives access to the water tank.

En-Suite

Comprising low level WC, hand basin and glazed door into shower cubicle. Thoughtfully designed and maximising the use of the space, there is also an

open wardrobe storage area plus low level eaves storage.

Outside

Set back from the road in its elevated position there is a driveway which leads up and widens onto stone pebbled chippings with parking for numerous vehicles with outbuilding. The outbuilding has a latch door and double glazed window.

To the side and front there is an expanse of open lawn, part enclosed by some strip fence panelling which leads around the front of the extended lounge area onto further raised seating with lawn area below. Stone chippings and pathway leads to the original front door, where there are additional steps down onto a further seating area and storage with further raised decking and part sunken hot tub. This continues around onto additional paved hardstanding area with further storage facilities and outside power sockets.



Council Tax Band - C

Agents note

The property benefits from a septic tank



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

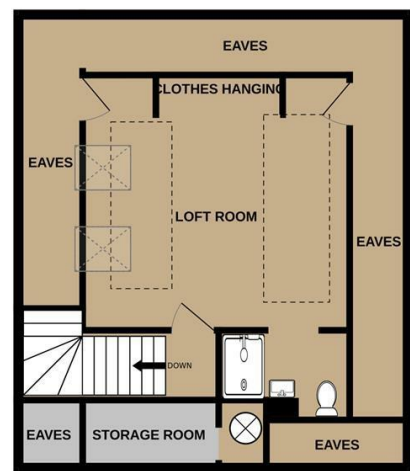
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



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.
Made with Metropix ©2024

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

