



MAY WHETTER & GROSE

16 SANDY HILL, ST. AUSTELL, PL25 3AT
GUIDE PRICE £250,000



****COTTAGE WITH BUILDING PLOT**** LOCATED A SHORT DISTANCE FROM LOCAL AMENITIES, SUPERMARKETS AND SCHOOLING IS THIS IMPRESSIVE CHARMING EXTENDED CHARACTER COTTAGE WHICH HAS BEEN SYMPATHETICALLY REFURBISHED AND RENOVATED THROUGHOUT. THE PROPERTY RETAINS THE CHARACTER FEATURES OF PART EXPOSED STONE WALLS, OPEN INGLENOOK STYLE FIREPLACE AND EXPOSED BEAMS. ENJOYING A SOUTHERLY FACING ASPECT TO THE REAR, A LARGE OUTDOOR SEATING AREA WITH THE ADDITIONAL BENEFIT OF LARGE DRIVE WAY TO THE SIDE AND RAISED OPEN LAWN AREA TO THE REAR, WHICH INCORPORATES A BUILDING PLOT WITH OUTLINE PLANNING PERMISSION PA23/06498 VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SIZE AND ITS CONVENIENT POSITION. EPC: D



Location:

St Austell town centre is situated approximately 1 mile away. 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 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 head down Polkyth Road, at the traffic lights bear down to the right and immediately left down onto Sandy Hill. The property will appear opposite the entrance to Sandy Hill School on the right. A board will be erected for convenience. Parking is available on the gated driveway.

The Accommodation:

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

Pathway to part obscured double glazed door opening through into:

Reception Room One:

13'1" x 8'8" at max (4.01m x 2.65m at max)



Currently utilised as the dining room. Finished with a large double glazed window with fitted blind and deep display sill. Warm coloured painted wall surround and exposed beams. Recessed lighting. Wall mounted radiator. Cupboard housing the boiler and electric fuse box. Television aerial and telephone points.



of a log burner set on to a stone hearth within the fireplace recess. Carpeted staircase turning to the first floor. Part exposed stone arch through to the extended kitchen area at the rear.



Reception Room Two:
11'8" x 14'7" at max (3.56m x 4.45m at max)



(measurements to under stairs and front of fire place)
Utilised as the lounge. Having an outlook over the paved garden area from a large double glazed window with fitted blind and deep display sill. Similar wood effect floor covering leading through from the dining area. Wall mounted radiator with a focal point



Kitchen:
15'4" x 6'7" (4.68m x 2.03m)

Staircase to the landing where there is part exposed beams and doors to both bedrooms and Shower room.



Shower Room:
5'8" x 5'10" (1.73m x 1.79m)



(Widening to 2.29m slightly irregular shape) The kitchen comprises a range of gloss fronted wall and base units complemented with square edged wood effect laminated work surface with matching back drop. Stainless steel sink and drainer with mixer tap. Four ring electric hob with splash back and extractor over and integrated oven below. Freestanding space for fridge freezer and under unit space for washing machine. Opposite is a breakfast bar with radiator beneath and two double glazed windows both with fitted blinds. Further light is provided by recessed spot lighting. A set of double doors with pull back vertical blinds opens to the courtyard and up to the parking area.

(to 2.78m into shower - reduced headroom) Comprising a strip wood effect floor covering. Good size hand basin with tiled splash back with deep drawers beneath. Chrome heated ladder towel rail. WC and door into shower cubicle with bath sheet panel surround. Part exposed beam and Velux window. Further lighting is provided by recessed spot lights and pull cord lighting above the basin with shower shaver socket. Wall mounted extractor.



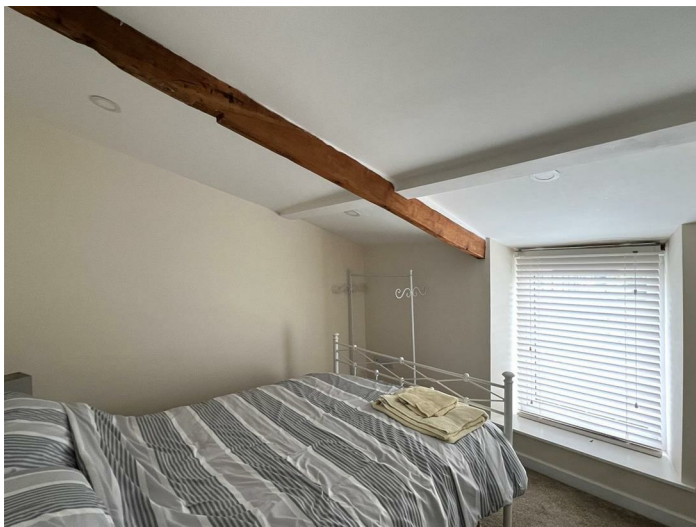
Principal Bedroom:

11'9" x 11'5" (3.59m x 3.49m)



Bedroom:

8'7" x 9'0" at max (2.64m x 2.76m at max)



Part exposed beam ceilings and recessed spot lighting, a great deal of natural light from its Southerly facing position to the rear from two double glazed windows, both with deep display sills and fitted blinds. Central radiator, plus the added benefit of double wood doors to over stairs storage wardrobes.

(Reduced headroom) Comprising of exposed beamed ceiling with recessed spot lighting. Low level double glazed window to the front with fitted blind and deep display sill. Wall mounted radiator. Television point and carpeted flooring.



Outside:

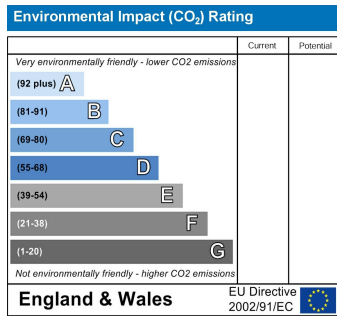
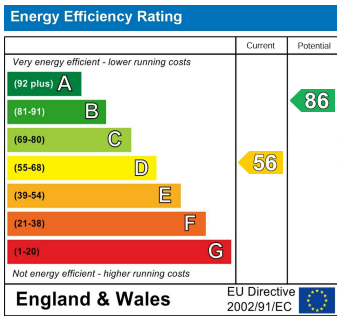


To the front of the main residence there is low maintenance slate stone chipped front garden area. To the side a stone wall with pedestrian access and further double gates through into the main parking area. From the gate a paved pathway leads to the rear courtyard garden, enclosed by low stone wall surround and fencing towards the driveway. A wonderful feature of granite stone steps up and onto the vast area of open lawn, which has planning permission. This area can also be accessed by further wooden gates from the parking area. Its enjoys a sunny aspect throughout the day and into the evening.



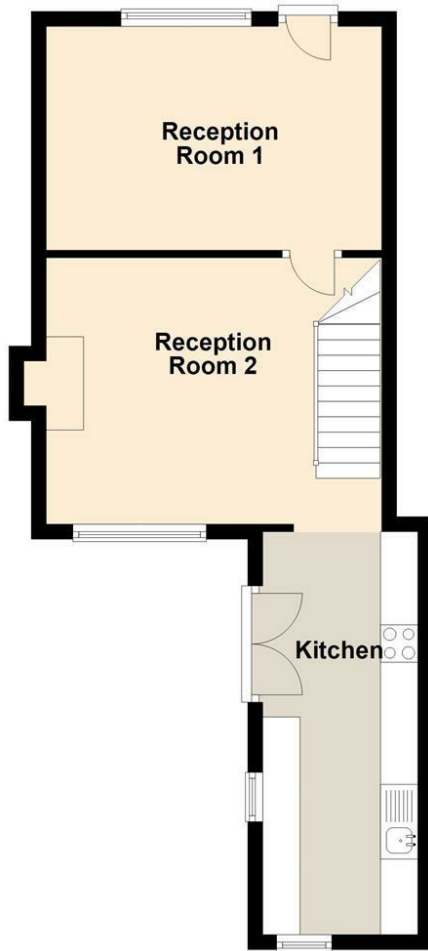
Council Tax: TBC



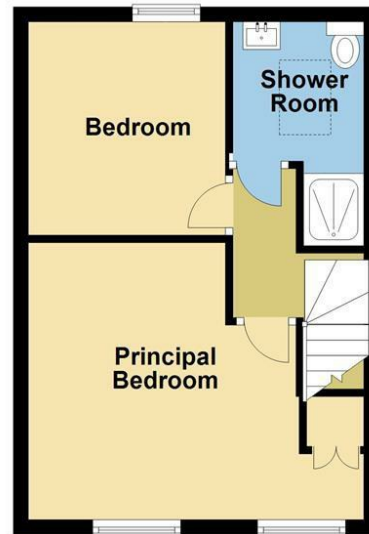




Ground Floor



First Floor



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