



MAY WHETTER & GROSE

TREDORE 58 CHARLESTOWN ROAD, CHARLESTOWN, PL25 3NN
GUIDE PRICE £895,000



LOCATED IN A TUCKED AWAY POSITION WITHIN BEAUTIFUL FORMAL GARDENS, A SHORT WALK TO THE HERITAGE HISTORIC PORT OF CHARLESTOWN, IS THIS CHARMING DETACHED CHARACTER RESIDENCE WHICH HAS BEEN SYMPATHETICALLY REFURBISHED THROUGHOUT TO A HIGH STANDARD WHILST RETAINING MANY WONDERFUL PERIOD FEATURES. INTERNALLY THE PROPERTY OFFERS GENEROUS LOUNGE, KITCHEN/DINER, THREE BEDROOMS, PRINCIPAL EN-SUITE AND FAMILY BATHROOM TO THE FIRST FLOOR AND OUTBUILDINGS TO THE REAR, PLUS OFF ROAD PARKING. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS LOCATION AND HIGH LEVEL OF FINISH THROUGHOUT. EPC - D



Location

Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches, leading towards Carlyon Bay, Porthpean and Duporth. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club. The coastal footpath is a short walk away towards Duporth and Porthpean and towards Carlyon Bay, Polkerris and Fowey.

Directions

Head down Charlestown Road past Church Road on your left and just before the children's play area there is a private road turning. Turn left here and follow the road down and you will see the neighbours garage on the left hand side and the property will appear just past this. Wrought iron gates with pathway bordered by lawns to both sides and shrubbery enclosed by a wall surround leads to a covered front canopy porch with bench seating, courtesy lighting and part obscure glazed door into property.

Accommodation

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

Kitchen/Diner

15'10" narrowing to 15'4" x 22'8" maximum into fr
(4.84 narrowing to 4.69 x 6.92 maximum into front)



The feeling of space can be felt immediately opening through into the light and spacious kitchen/dining area with single glazed sash windows to the front and rear. The front having period style radiator beneath. Finished with a light wood effect floor covering. The kitchen itself comprises a range of duck egg blue wall and base units complimented with marble stone work surface and splash back with additional polished white tiles. Incorporating double Belfast sink and drainer, five ring Range Master cooker and space and plumbing for American style fridge/freezer plus integrated slimline dishwasher. Door into understairs cupboard with period effect radiator to the side and there is a stable door opening out onto the rear garden. Turning stair case to the first floor. Additional lighting provided by recess lighting throughout.





Lounge

11'0" x 21'10" (3.37 x 6.67)



Formerly two reception rooms, now one lovely open relaxing lounge with sash glazed window to the front with a period style radiator beneath and one to the rear with window bench seat. Finished with a warm painted wall surround complimented with the wood effect flooring continuing through. Staircase turns to first floor.

Landing

There is a deep display sill with sash glazed window enjoying an outlook over the garden and towards the Church. From the landing, doors into all three bedrooms and family bathroom.

Bathroom

10'0" x 7'6" (3.05 x 2.31)

Glazed sash window with deep display sill enjoying an outlook up over the garden. Comprising a period style range of low level WC, hand basin and bath with integrated shower system over and folding screen. There is a period style radiator and towel rail. All finished with an attractive herringbone pattern effect tiling. A range of in-built storage cupboards including airing cupboard and storage.

Principal Bedroom

11'6" x 13'11" maximum (3.53 x 4.25 maximum)



Located to the front. Glazed sash window with an outlook down over the garden with window bench seat and Roman blind above. Finished with a light warm painted wall surround complimented with wood effect floor covering. Period style radiator and door through to en-suite.

En-Suite

5'4" x 9'10" - maximum (1.64 x 3.02 - maximum)



Comprising a period style large hand basin, WC and door into double size shower cubicle with integrated shower system. Finished with attractive herringbone effect tiled surround. Complimented with mosaic patterned tiled flooring. Sash window with Roman blind to the side with deep display and period effect radiator and towel rail. Recessed spotlighting and extractor.

Bedroom

11'7" x 13'11" (3.55 x 4.26)



The second double bedroom also situated to the front of the property. Single glazed sash window with deep display sill and roman blind above with wall mounted radiator. All finished with a light painted wall surround and further wood effect floor covering.

Bedroom

12'5" x 10'2" (3.80 x 3.10)



A third generous size double bedroom currently housing two sets of bunk beds. Finished with a paper pattern wall surround. Wood effect flooring covering. Period effect radiator beneath the window bench seat and sash glazed window to the rear.

Outside



The property is located towards the end of a private lane just a short distance from the walk to the Historic Port and its range of eateries.

Parking is located to the side. There is a side access to the rear which can be opened from the stable door in the kitchen.

This opens out onto a patio area with two outbuildings and steps up onto an expanse of open lawn. Enclosed by a high wall surround and an array of plants and shrubbery, offering a high degree of privacy.

Towards the top of the garden, the Charlestown Church Steeple can be seen, with areas where you can sit and relax in a high degree of privacy.



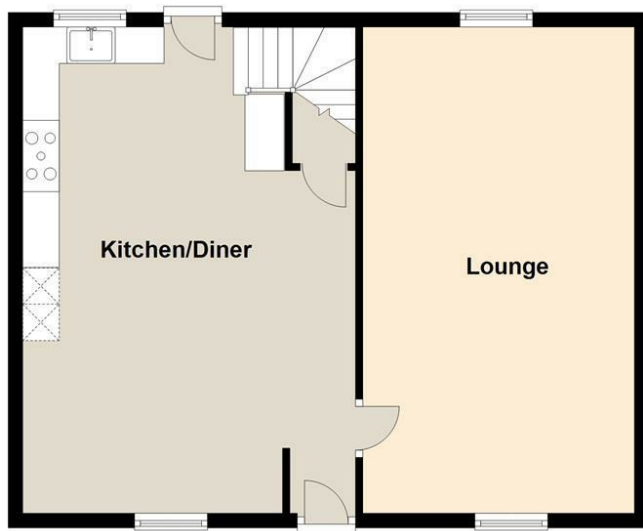
Council Tax Band - D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (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 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



First Floor



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