



MAY WHETTER & GROSE

**16 NORTH ROAD, PENTEWAN, PL26 6DG
OFFERS IN THE REGION OF £400,000**



A WELL POSITIONED, GRADE II LISTED, CHAIN FREE MID TERRACE COTTAGE WITH THREE/FOUR BEDROOMS AND ONE/TWO RECEPTION ROOMS. FURTHER BENEFITS AND A MAJOR SELLING POINT OF THE PROPERTY IS THE DETACHED GARAGE LOCATED ON THE OPPOSITE SIDE OF THE ROAD. THE PROPERTY BENEFITS FROM A REAR ENCLOSED PRIVATE COURTYARD WITH ADDITIONAL GARDEN ON THE OPPOSITE SIDE OF THE ROAD LOCATED BEHIND THE GARAGE OFFERING STORAGE SHED AND GREENHOUSE. THE PROPERTY HAS MAJORITY DOUBLE GLAZING THROUGHOUT WITH ELECTRIC HEATING AND OCCUPIES AN EXTREMELY DESIRABLE LOCATION WITHIN CLOSE PROXIMITY OF PENTEWAN HARBOUR. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME WITH STUNNING VIEWS OVER OPEN COUNTRYSIDE TO THE FRONT. EPC - D



Location

Pentewan is a small coastal village approximately three miles south of St Austell on the south coast of Cornwall, with historic former working harbour and basin. Facilities within walking distance include the sailing club and school, beach, cafe, Post Office, garage, restaurants and pub, with pleasant woodlands walks and cycle path. The village is within close proximity of Porthpean Golf Club. St Austell town centre offers a wider range of shopping, educational and recreational facilities. 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 onto the Pentewan Valley, past the Cornwall Hotel and through London Apprentice. Keep going as you head towards Pentewan. Turn left at the petrol station, go over the bridge, around the bend and past the car park on your right and the village pub on your left. Carry on through the village square and past the harbour port area on your right. The property is accessed off North Road, which is the road that runs parallel to the road up the hill out of the village. Number 16 is located on the right hand side of the road with the garage on the opposite side.

Accommodation

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

Hard wood stable door with upper single glazed panel allows external access into front porch.

Front Porch

4'1" x 3'6" (1.26 x 1.09)



Slimline single glazed glass to right and left hand side of the front door and also to the right and left

elevations. Bespoke storage shelving to either side. Tiled flooring. Part tiled walls. Upvc double glazed door with upper and lower obscure glazing provides access through to lounge.

Lounge

13'3" x 11'11" - maximum (4.05 x 3.65 - maximum)



Sliding door through to dining room/bedroom four, door through to kitchen. Wood frame double glazed window to front elevation with deep recess currently utilised as a window seat. High level mains enclosed fuse box. Textured walls. Exposed ceiling beams. Bespoke shelving with door below providing access to additional shelved storage options. Further bespoke storage to the opposite side of the room. Open fireplace housing multi fuel burner with slate backing and slate hearth and mantle. Wall mounted electric storage heater.



Dining Room/Bedroom Four

12'0" x 7'1" (3.68 x 2.16)



Wood frame double glazed window to front elevation with window seat below. Carpeted flooring. Wall mounted electric night storage heater. Part textured walls. Exposed ceiling beams. Double twin doors open to provide access to upper shelved storage area and additional storage below.

Kitchen

18'5" x 6'9" - maximum (5.63 x 2.06 - maximum)



Wood frame single glazed stable door to rear elevation. Two Upvc double glazed windows to rear elevation. Matching wall and base kitchen units. Roll top worksurfaces, stainless steel one and half bowl sink with draining board and central mixer tap. Space for additional kitchen appliances, cooker and washing machine. Tiled flooring. Carpeted stairs to first floor. Exposed ceiling beams. Opening to understairs storage recess which benefits from light and power.



Landing

10'0" x 3'6" - maximum (3.07 x 1.09 - maximum)



Split level landing with doors off to bedrooms one, two, three and shower room. Exposed ceiling beams. Carpeted flooring.

Bedroom Two

13'8" x 7'3" (4.18 x 2.23)



Wood frame double glazed window to front elevation

with spectacular views over the Pentewan Valley. Carpeted flooring. Wall mounted electric heater. Wood clad ceiling.

Bedroom One

13'7" x 9'10" (4.16 x 3.00)



Wood frame double glazed window to front elevation with stunning views over the Pentewan Valley. Carpeted flooring. Wall mounted electric night storage heater. Wood clad ceiling. Loft access hatch. Part exposed ceiling beams. To the right hand side of the room two twin louvre doors open to provide access to in-built storage facilities offering hanging and shelved storage options.

Shower Room

7'8" x 8'2" (2.35 x 2.51)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic pedestal hand wash basin and updated fitted shower enclosure with sliding shower door and wall mounted electric shower over. Tiled walls to water sensitive areas. Fitted extractor fan. Carpeted flooring. Heated towel rail. Exposed ceiling beams. Door provides access to the airing cupboard housing the hot water tank.



Bedroom Three

9'11" x 5'2" - maximum (3.03 x 1.58 - maximum)



Upvc double glazed window to rear elevation. Carpeted flooring. Exposed ceiling beams.

Outside



To the front of the property is a well stocked enclosed area of shrubbery and planting which has been well

maintained over the years. Paved steps lead up to provide access to the front porch. Directly opposite the cottage on the other side of the road is the garage.

Garage

17'9" x 8'3" (5.42 x 2.54)



Twin doors open to provide vehicular access. Wood frame single glazed windows to rear and right hand side elevations with two wood frame single glazed windows to left elevation. The garage benefits from eaves storage and inspection pit. The garage will comfortably house one vehicle.



A major selling point of the property is the additional are of lawn which is located to the rear of the garage. To the left hand side an iron gate opens to provide access. Access is via a paved walkway which is well stocked to either side with evergreen planting and shrubbery with wild mint located to the right hand side at the end of the pathway. Steps then lead down to provide access to a basement storage area located underneath the garage, a fantastic spot for storing logs for the multi-fuel burner. Directly behind the garage is a paved patio area. Paved steps lead down to a sunken lawn currently housing a greenhouse and wooden shed.



Accessed from the kitchen via the stable door located to the rear of the property is the enclosed courtyard. Laid to paved patio and extremely well enclosed with natural stone to the left, a high retaining wall to the rear. To the rear of the property is an outdoor tap. Looking to the rear from the property to the left hand side is a former WC complete with WC in situ. To the opposite side double doors open to provide access to a useful storage recess with a single door to the left hand side opening to provide access to further storage. The rear patio offers a blank canvas, a fantastic private relaxation area.



Agents Note: Listing

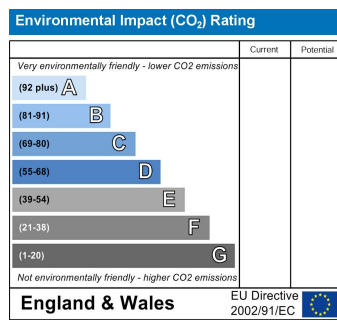
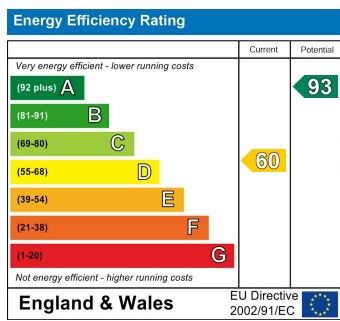
Please see link to the Historic England listing register

<https://historicengland.org.uk/listing/the-list/list-entry/1211655?section=official-list-entry>

List Entry Number: 1211655

National Grid Reference: SX0200747393

Council Tax Band - B





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