



MAY WHETTER & GROSE

26 CHARLESTOWN ROAD, CHARLESTOWN, PL25 3NL
GUIDE PRICE £550,000



LOCATED A SHORT WALK TO THE HEART OF THE HISTORIC PORT OF CHARLESTOWN, THE BEACHES AND THE COASTAL FOOTPATH. WITH ATTRACTIVE COTTAGE GARDEN AND THE ADDED BENEFIT OF A GATED PARKING SPACE AND LARGE GARAGE/WORKSHOP. THERE ARE FURTHER OUTSIDE STORES AND THIS IMPRESSIVE DETACHED COTTAGE HAS BEEN SYMPATHETICALLY REFURBISHED OVER RECENT YEARS BUT ALSO RETAINS THE CHARACTER AND CHARM. THE COTTAGE ALSO BENEFITS FROM BEING A SHORT DISTANCE FROM BOTH PRIMARY AND SECONDARY SCHOOLING. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE FABULOUS POSITION OF THIS TRADITIONAL COTTAGE WITH ENCLOSED GARDEN AND PARKING. 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

From St Austell head down to the village of Charlestown, past Penrice Academy on the left hand side carrying on down past the turning left to Carlyon Bay and carry on down to the heart of the village. Past the children's playpark on your left, immediately at the end of the playpark there is a private lane and the property just there on the corner. Please note you can turn into the private lane and the parking is just behind and to the side of the property. 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 arched gated garden access there is a beautifully brick paved pathway with lawn borders that leads to the front door, opening into an entrance vestibule.

Reception Room

15'7" x 13'4" (4.75 x 4.07)



With tiled flooring and further internal glazed wood door into the first reception room. Character features can be seen immediately from the exposed beams, deep display sill and recessed chimney breast with log burner set onto a slate hearth. All finished with carpeted flooring and wall mounted radiator. Double glazed sash window to the front enjoying an outlook over the garden. Door into internal storage cupboard and second reception room.

Second Reception Room

14'1" x 13'10" - maximum to under stairs (4.31 x 4.23
- maximum to under stairs)



Offering a dual aspect and natural light from a double glazed sash window to the front and further window to the rear, the rear window having fitted blinds, both with deep display sills. To the front a wall mounted radiator beneath. Former open fire place now is a attractive feature. Further exposed beams and door opening to stair case. A further door leads through to the kitchen.

Kitchen

9'1" x 12'9" (2.79 x 3.89)



Located to the side rear. Finished with tiled flooring which continues to the steps and down to the utility. Wall mounted radiator. Comprising light wood effect wall and base units, thoughtfully designed and laid out incorporating integrated dishwasher, low level fridge, coloured sink and drainer with mixer tap set into a coloured polished roll top laminated work surface with attractive tiled splashback. Open beam ceilings and three windows. Obscure glazed door and steps lead down into the utility.

Utility

9'10" x 13'0" - maximum (3.01 x 3.98 - maximum)



The feeling of space is further enhanced by the vaulted high ceiling with opening window. Door with glazed panel opening out into the garden. There is both power and light and plumbing for white good appliances and also has stainless sink and drainer with mixer tap set into coloured polished roll top laminated work surface with matching splashback from the kitchen. Shelves to the side.

From the second reception room a door opens up onto the stair case to the first floor landing where

there is a double glazed sash window to the rear with radiator beneath and doors to all three bedrooms and family bathroom. Air recirculation system.

Bedroom

12'6" x 13'10" - maximum (3.82 x 4.22 - maximum)



Double glazed sash window with radiator beneath to the front enjoying an outlook down over the formal gardens and towards the heart of the village.

Bedroom

10'0" narrowing to 7'6" x 8'9" (3.05 narrowing to 2.30 x 2.68)



Also enjoying a similar outlook from a double glazed sash window and having radiator beneath. A feeling of space in this third bedroom is further enhanced by the high ceilings. Access through to the loft.

Family Bathroom

8'3" x 7'4" - maximum (2.53 x 2.26 - maximum)



Finished with an elegant two tone tiled wall surround and comprising white suite of low level WC with hidden cistern and storage. Hand basin with mixer tap and storage drawers beneath, mirror above. Bath with shower over. Chrome heated towel rail. Ceiling mounted extractor and recessed spotlights. Double glazed sash window with fitted blind with sea glimpses and countryside views. Latched door opening through into airing cupboard housing the boiler.

Bedroom

10'1" x 13'9" - maximum (3.08 x 4.20 - maximum)



Offering dual aspect and a great deal of natural light from two double glazed sash windows, one to the side looking up towards Sea Road and some countryside and one to the front with radiator beneath also having sea glimpses and looking down over the garden and courtyard area.

Outside



With parking at a premium towards the heart of the village, the property benefits from double gated access to the lane at the rear which gives secure off road parking. Outside tap and door leading to the wonderful addition of the garage/workshop. This fabulous addition is not only great for storage but could also be utilised as a possible Air BnB due to its size and position with oversized garage door to the front opening through into a substantial space.

Garage/Workshop

13'8" x 24'3" - maximum (4.17 x 7.40 - maximum)



Incorporates a workshop pit. Glazed windows to the side and rear plus additional door. In the corner a log burner set onto a slate hearth. Having a pitched roof there is eaves storage and both power and light.



Outside and beyond is wonderful flag stone patio with hot tub area and additional outbuildings. One with

double doors and window, this outbuilding has power, light and water. Also located in this outbuilding are a shower and bath as the building was previously used for a dog grooming business. Beyond is covered gardeners WC with power and light. BBQ area and dry store. Also having a further flag stone patio area enclosed by period traditional stone wall. Steps lead up onto the formal gardens with an attractive brick paved patio area, which enjoys the sun throughout the day and evening offering a high degree of privacy with beautifully well kept shrub and tree borders offering good screening. Stone part wall surround and an expanse of open lawn.

From the pedestrian gate, leads out onto Charlestown Road and short walk to the Port, beaches and coastal footpath.



Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(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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