



MAY WHETTER & GROSE

**22 POLKYTH ROAD, ST. AUSTELL, PL25 4LW
OFFERS OVER £300,000**



LOCATED A SHORT DISTANCE FROM LOCAL AMENITIES, SUPERMARKETS, PRIMARY AND SECONDARY SCHOOLING AND THE TOWN CENTRE AND RAILWAY STATION, IS THIS SUBSTANTIAL AND IMPRESSIVE DETACHED FAMILY RESIDENCE OFFERING SPACIOUS INTERNAL LIVING SPACE AND CURRENTLY BENEFITS FROM FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM ALSO HAVING THREE RECEPTION ROOMS, KITCHEN AND UTILITY WITH THE ADDED BENEFIT OF A TWO STOREY BARN PLUS A SUNNY ASPECT GARDEN. AMPLE DRIVEWAY PARKING FOR NUMEROUS VEHICLES. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SIZE AND CONVENIENT POSITION. EPC - E



Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 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

Head up from the town centre up South Street to the mini roundabout, turn left onto Kings Avenue. At the next roundabout turn right onto Polkyth Road. Follow the road along to the next roundabout past the children's playpark and the Leisure Centre heading down the hill past the fire and ambulance station. At the mini roundabout carry straight on along Polkyth Road and the property will appear 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.

Hallway



Finished with light wood effect flooring covering. Features can be seen with ornate arch to the original front door which now opens through into downstairs cloakroom area. Turning staircase to the first floor with low level understairs storage with radiator to the side and additional doors through into lounge and open door arch into the two further reception rooms.

Cloakroom/W.C.

9'8" x 5'4" (2.95 x 1.63)



Finished with tiled flooring and two tone painted wall surround. Low level WC and hand basin with chrome heated towel rail and obscure double glazed window to the front. Recessed storage.



A gated driveway to the side leads through to the rear. Part obscure double glazed door opens through into impressive welcoming hallway.

Reception Room/Formal Lounge

14'2" x 15'6" (4.33 x 4.74)



Large bay window with window seat to the front. Focal point of polished stone effect raised hearth with wood mantle and surround. Wall mounted radiator.

Reception Room

11'1" x 11'1" plus recesses (3.38 x 3.39 plus recesses)



Wall mounted radiator and double glazed window. Wide open arch leads into the second part of this additional reception room.

Additional Area to Reception Room

11'1" x 11'1" (3.39 x 3.39)



Character and period features can be seen with mosaic tiled flooring. Focal point of raised polished stone hearth with backdrop, insert fire with wood mantle surround. Obscure glazed panel door opening through to rear entrance porch.



Entrance Porch Area

6'7" x 3'10" (2.03 x 1.17)

Part double glazed door with side windows opening out onto the rear garden all finished with tiled flooring. Part glazed door with step down into the kitchen.

Kitchen

12'2" x 8'3" - maximum (3.72 x 2.52 - maximum)



Large double glazed window. Recessed spotlighting all finished with tiled flooring. The kitchen comprises a range of white wall and base units with roll top laminated strip wood effect worksurface with tiled splashback. One and half bowl stainless steel sink and drainer with mixer tap. Chrome heated towel rail.

Utility

5'6" x 6'3" (1.68 x 1.91)



Space and plumbing for white good appliances. Work surface. Recessed spotlighting. Double glazed window.



Carpeted staircase turning to half landing with a large ornate part obscure patterned double glazed window. Continues up onto the upper landing with wall mounted radiator. Access through to loft and doors to all four double bedrooms, family bathroom and one into recessed storage.

Bedroom

10'0" x 11'7" - maximum (3.06 x 3.55 - maximum)



Two double glazed windows to the front. Ornate coving. Carpeted flooring and wall mounted radiator.

Bedroom

9'6" x 11'6" (2.90 x 3.51)



Double glazed window to the front. Radiator and carpeted flooring.

Bathroom

9'3" x 5'8" (2.83 x 1.75)



A well appointed bathroom suite comprising low level WC, hand basin and panelled bath with shower over. Finished with two tone tiled wall surround with decorative inserts and polished tiled flooring. Obscure double glazed window to the side. Wall mounted radiator. Recessed spotlights. Ceiling mounted extractor.

Bedroom

11'5" x 11'1" - maximum (3.50 x 3.40 - maximum)



Double glazed window opening to the rear enjoying an outlook down over the garden towards the barn. Similarly decorated to the other bedrooms and having radiator.

Bedroom

10'6" x 11'0" (3.22 x 3.36)



Similarly decorated and with double glazed window to rear. Radiator.

Outside



Set back from Polkyth Road there is wrought iron gated driveway to the side, leads down to a further gateway opening through to a stone pebbled based driveway and garden area. All enclosed by traditional stone wall and fence panelling. Raised lawn area and additional hardstanding area which is located outside the barn.

A fabulous addition is a barn.



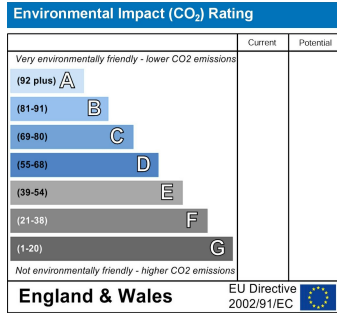
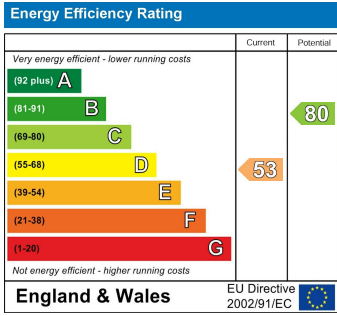
Barn

16'1" x 10'1" - ground floor 16'1" x 9'11" - top (4.91 x 3.09 - ground floor 4.91 x 3.04 - top floor)



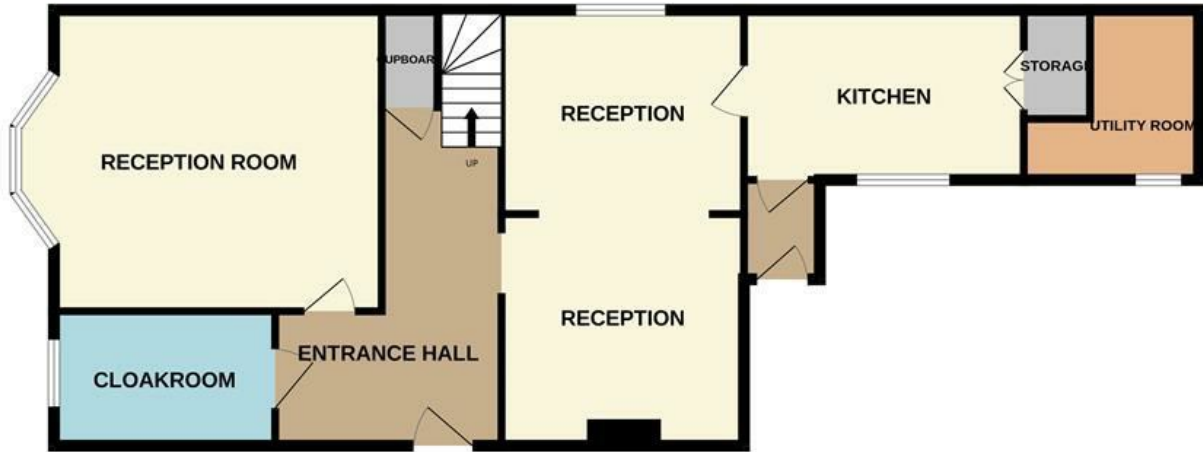
A two storey barn offering potential to be converted (subject to necessary planning consents). Staircase to loft.



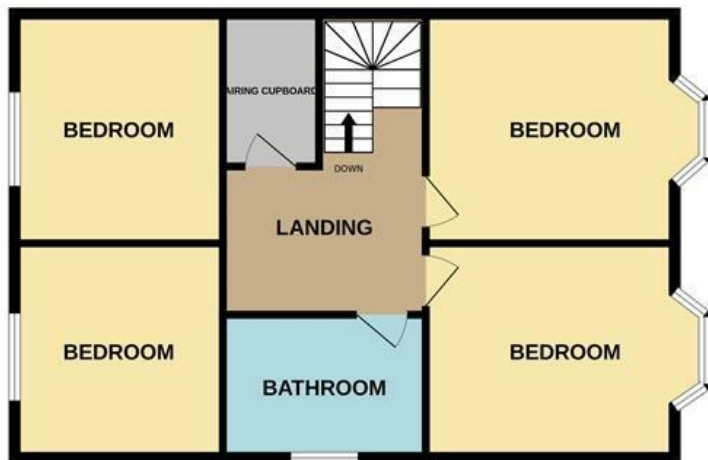




GROUND FLOOR



1ST FLOOR



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