



MAY WHETTER & GROSE

32 DUPORTH ROAD, ST. AUSTELL, PL25 3NU
GUIDE PRICE £400,000



WITH THE BACKDROP OF OPEN FIELDS WITHIN A SHORT WALK OF THE HISTORIC PORT OF CHARLESTOWN ITS WONDERFUL ARRAY OF AMENITIES, COASTAL FOOTPATH AND THE BEACHES OF ST AUSTELL BAY IS THIS GRADE II LISTED FAMILY RESIDENCE WHICH HAS BEEN SYMPATHETICALLY UPDATED THROUGHOUT WHILST RETAINING ITS CHARM AND CHARACTER FEATURES. CURRENTLY THE PROPERTY OFFERS COTTAGE GARDENS TO THE FRONT AND REAR, FORMAL LOUNGE, KITCHEN/DINER TOGETHER WITH UTILITY/PORCH WITH THREE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR. CURRENTLY UTILISED AS A SUCCESSFUL HOLIDAY LET THE PROPERTY CAN ALSO BE A WONDERFUL FAMILY HOME, STEEPED IN LOCAL HISTORY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS POSITION. 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 and The Eagle Has Landed, 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. 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.

Directions



Come down towards the Port of Charlestown and turn right before the roundabout onto Duporth Road. Follow the road along 100 yards bear around to the left and follow it down and then the road will bear around to the right heading up towards Duporth. As you head up the road the cottage will be in the terrace on the left hand side. There is on road parking opposite. From the picket fenced gateway there is a wide welcoming pathway bordered by the formal lawn and patio to the front.

Accommodation

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



Obscure part glazed panel door with outside courtesy lighting opens through into wide welcoming hallway with embedded weave welcome mat and further carpeted flooring which continues through into the main living area and up onto the turning staircase. There is a useful under stairs storage cupboard with radiator to the side and the features can be seen immediately with the exposed beams.

Lounge/Hallway

11'10" x 17'7" - maximum into recess (3.63 x 5.37 - maximum into recess)



The lounge is a relaxing room with the main focal point being a feature fireplace with open stone, slate hearth and a multi-fuel burner. Recess to either side with exposed Cornish stone. White sash window with window seat overlooking the front lawn and garden. White beamed ceiling. Modern electric radiator. Three wall lights. Ceiling light. Cottage style door to:

Kitchen/Diner

8'7" x 17'1" (2.63 x 5.22)



The kitchen comprises a range of wooden, cream, shaker style units with solid wood worktops. An electric cooker with double oven and vented extractor fan, Belfast sink with mixer tap and attractive tiled splash backs and integrated dishwasher. A further feature is the reclaimed antique fireplace. Double glazed UPVC window with modern electric radiator below.



Utility/Porch

5'0" x 7'5" (1.53 x 2.28)

A useful addition to the property with a washing machine, fridge/freezer and space for a tumble dryer. Additional space ideal for using as pantry storage. UPVC double glazed window to the rear and a UPVC double glazed door giving access to the rear garden. Modern electric radiator.

A carpeted staircase turns onto a split landing with doors to the bedrooms and family bathroom and also a built-in airing cupboard with slatted shelving housing the hot water tank.

Bedroom

7'3" x 7'1" (2.23 x 2.17)



Located to the front. enjoying an outlook down over the garden, with a window seat and sash glazed window. Space for single or bunk beds. Modern electric radiator. built in storage cupboard.



Part Glazed Door leads to utility

Bedroom

9'7" x 12'1" (2.94 x 3.70)



Glazed sash window seat enjoying a view to the front garden. Modern electric radiator.

Bathroom



An attractive room with feature pebble border tiling which complements the grey vanity unit with wash hand basin.. P-shaped bath with curved glazed shower screen, with rain effect shower and separate attachment. . Low level WC. Heated towel rail. Extractor fan and isolator switch. UPVC obscure double glazed window to the rear.

Outside



Bedroom

10'4" x 9'8" (3.15 x 2.97)



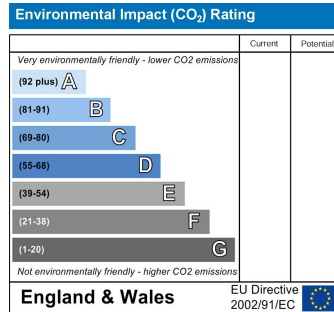
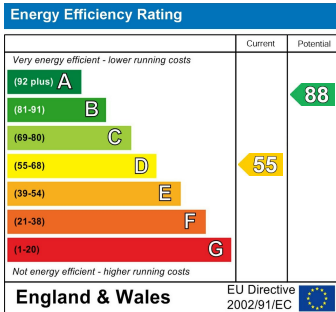
Located to the rear enjoying a fabulous view up over the garden with the open fields behind from a double glazed window with radiator beneath.



Approached from the road, there is a low picket fence and gateway with formal wall and low well kept Camelia hedging. Attractive paved patio area.

To the rear, steps up onto the raised lawn area enclosed by a low stone wall surround and picket fencing with stone pebbled raised area to the top with former outbuilding with the backdrop of the open fields.

Council Tax Band - C





GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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