



**MAY WHETTER & GROSE**

**WAY-SIDE COTTAGE MENEAR ROAD, ST. AUSTELL, PL25 3DG**  
**GUIDE PRICE £250,000**



\* CHAIN FREE \* A WELL POSITIONED DETACHED COTTAGE WITH TWO DOUBLE BEDROOMS, GARAGE AND OFF ROAD PARKING. THE PROPERTY HAS BEEN MODERNISED THROUGHOUT AND HAS ACHIEVED A HIGH SPECIFICATION FINISH. FURTHER BENEFITS INCLUDE ENCLOSED GARDEN, UPVC DOUBLE GLAZING THROUGHOUT, GAS FIRED CENTRAL HEATING AND UNDERFLOOR HEATING. AN EARLY VIEWING IS DEEMED VITAL TO FULLY APPRECIATE THIS WELL POSITIONED HOME WITHIN CLOSE PROXIMITY OF AMENITIES. THE PERFECT MIX OF A CLASSIC COTTAGE BROUGHT UP TO MODERN STANDARDS. EPC - C



## Location

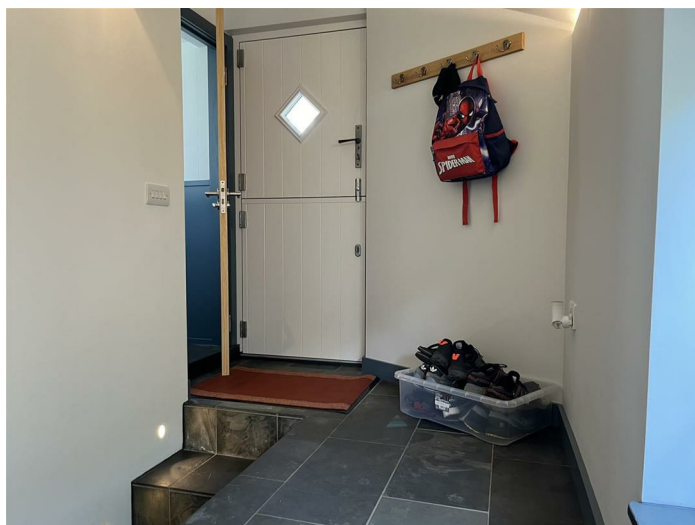
Boscoppa is in an area close to local junior and Secondary schools which are within walking distance of the property. Situated in convenient location for the local supermarkets, bakery and takeaways. The recently regenerated St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. 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 town centre head up East Hill to the mini roundabout at the top, turning left onto Kings Avenue and then turning right onto Carlyon Road. Head past the children's play park on the left and straight across the mini roundabout, past Polkyth Leisure Centre on the right hand side. Continue down the road and at the roundabout head across and along the road to the four-way traffic lights. Turn right and then immediately left, heading down Sandy Hill, past the popular Sandy Hill Infant and Primary School on the left. At the bottom traffic lights, located by the play park, take the left hand turn at the traffic lights onto Menear Road. Follow the road up to the end turning left at the end. Proceed along Menear Road where the property will be situated on the right hand side of the road.

## Accommodation

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



Updated Upvc double glazed stable door with inset double glazed panel allows external access into kitchen/diner.

## Kitchen/Diner

17'2" x 12'8" - maximum (5.24 x 3.88 - maximum)



A well lit twin aspect split level kitchen/diner with Upvc double glazed windows to front and rear elevations with deep display sills. Door through to WC. Steps then lead down to provide access to the kitchen/dining area. Updated matching wall and base units, polished stone feature work surfaces, ceramic hand wash basin with central adjustable mixer tap and draining board. Integral slimline dish washer, space for gas Cookmaster Range with large fitted extractor hood over. Integral fridge, freezer. The kitchen has bespoke wood handles. Tiled walls to water sensitive areas. Slate tiled flooring. Space for dining table. Classic style modern radiator. Feature lighting. Recessed wall mounted television. Door through to lounge. Some of the power points have inset USB charging points.



## W.C.

4'1" x 2'7" (1.26 x 0.80)



Upvc double glazed window to front elevation with obscure glazing. Updated two piece white WC suite comprising low level flush WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap set on vanity storage unit. Wood panelled walls. Feature adjustable spotlights. Underfloor heating.

## Lounge

16'2" x 11'10" (4.94 x 3.62)



Hardwood door with single glazed insert allows access through to front porch with feature imprinted name in the glass. Further Upvc double glazed sash window to front elevation. Wood flooring. Modern classic style radiator. Carpeted stairs to first floor. Door provides access to under stairs storage void. Focal multi fuel burner set within chimney recess with tiled backing and deep slate hearth with wood mantle over. To the left and right hand sides of the chimney breast there are bespoke slate storage shelves. High level mains enclosed fuse box. Exposed ceiling beams. Fitted tube lighting. Agents Notes: Wires to each corner of the room have been added should the next owner wish to fit surround sound speakers.

Some of the power points in this room have USB charging points.

## Porch

5'2" x 2'4" (1.59 x 0.73)

Upvc double glazed door provides access to the enclosed rear garden with full glazed panel matching sealed units to right and left hand side of front door and both elevations. Tiled flooring. Upvc double glazed clad ceiling.

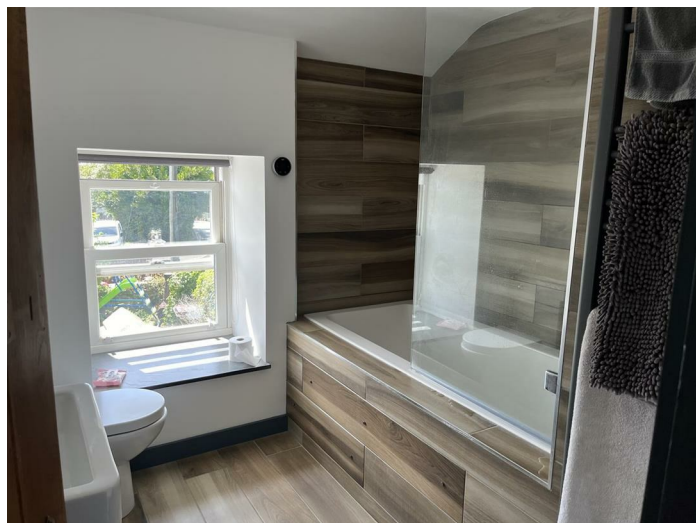
## Landing

4'7" x 7'7" - maximum including stairs (1.42 x 2.33 - maximum including stairs)

Doors off to bedrooms one, two and family bathroom. Carpeted flooring. Vent regulating the temperature in the loft space. At the turning point of the stairs there is a delightful storage recess which is slate fronted.

## Bathroom

7'8" x 8'1" (2.34 x 2.48)



Upvc double glazed sash window with deep display sill to rear elevation enjoying an outlook over the enclosed garden with open countryside in the distance. Updated three piece white bathroom suite comprising low level flush WC with dual flush and soft close technology. Fitted bath with tiled surround and wall mounted shower, glass shower screen. Tiled walls to water sensitive areas. Tiled flooring. Large heated towel rail. Fitted mirror. Underfloor heating.

## Bedroom Two

10'11" x 8'0" (3.35 x 2.44)



Upvc double glazed sash window to rear elevation overlooking the enclosed rear garden with distant countryside views. Carpeted flooring. Radiator. Television aerial point. CAT5 internal network point. Loft access hatch.

## Bedroom One

9'5" x 8'2" (2.89 x 2.50)



Upvc double glazed sash window to side elevation. Carpeted flooring. Radiator. Exposed ceiling beams. Upon entering to the right hand side of the room four sliding doors open to provide access to a useful in-built wardrobe offering hanging storage facilities with further high level options above.

## Outside

Accessed off Menear Road, coming off of the updated distributor road travelling down hill just after the right hand turn for Trenarren View on the opposite side of the road, the left hand side is Way Side Cottage. On proceeding down the hill initially on the left hand side is the parking and access to garage. There is off road parking for one vehicle.

## Garage

16'9" x 10'0" (5.13 x 3.07)



Twin wooden doors provide vehicular access. To the rear elevation a Upvc double glazed door with upper obscure glazing provides access to an elevated decked area to the rear of the garage. There is also a sealed glazed Upvc unit to the side of the rear access door. The garage benefits from the addition of light and power. Currently utilised as a gym, it offers fantastic storage options or would house a vehicle. Agents Notes: Some of the power points have inset USB charging points. A useful addition to the property.



Between the garage and the cottage, to the front elevation there is as previously mentioned an elevated area of decking, a hard standing walkway flows down the left hand side of the boundary providing access to the off road parking.

Steps then lead down to provide access to the kitchen/diner entry door.

To the right hand side a wooden gate provides access back through to the road, complete with outdoor tap. An additional door opens to provide access to an external utility area currently used to

house the current owners washing machine and tumble dryer one on top of the other. To the right hand side is the Baxi gas fired central heating boiler. Further storage options are situated below. Access can then be made via a stable door into the kitchen/diner.



Flowing around the left hand side of the property the hard standing walkway flows down the plot to provide access to the enclosed rear garden with the gas meter being located in the far left corner. The rear garden offers a fantastic degree of privacy and is laid to lawn with an additional gate providing access back through to the road, to the front right hand side. The boundaries are clearly defined with stone walls to the right and rear elevations, with part stone wall to the left hand side which is joined by wood fencing.



The rear garden is deemed well stocked with an array of evergreen planting and shrubbery with an elevated feature planting bed spanning around the boundary.

### Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







GROUND FLOOR



1ST FLOOR



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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