



MAY WHETTER & GROSE

MANDERLEY THE GREEN, TREWOON, PL25 5TA
£325,000



THIS IS A SPACIOUS AND WELL PROPORTIONED OLDER STYLE 3 BEDROOM SEMI-DETACHED HOUSE OCCUPYING AN APPEALING SETTING WITH RURAL OUTLOOK AND PROVIDING A VERY MUCH MODERN FAMILY SIZED HOUSE ALONG WITH RETAINING MANY CHARACTER FEATURES AND ENJOYING FAR REACHING COUNTRYSIDE VIEWS TO FRONT. EPC - D



Location:

The rural village of Trewoon has a good range of amenities including a local convenience store, hairdressers, fish and chip shop and pub. The property is also a short walking distance to the popular primary school of St Mewan.

Directions:

From St Austell take the A3058 (Newquay Road) and proceed into the village of Trewoon. Just after the Post Office on your left hand side and before the bridge, turn left into The Green. Proceed approximately 50yards and take the private lane to the right of The Copse and Manderley is at the end on the right.

The Accommodation:

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

Internally the accommodation comprises of entrance hall with parquet flooring, dining room through lounge with open fire and bay window feature, recently re-fitted contemporary kitchen, conservatory extension to rear enjoying garden outlook with bi-fold doors. Utility area and WC. To the first floor are 3 bedrooms and bathroom with separate shower cubicle. There is also double glazing and a recent installation of oil fired central heating.

Located along a private drive which serves just 3 properties the property combines an established rural setting with hardstanding parking to front for 2 vehicles, steps leading up to a patio enjoying a South facing aspect, the garden to the rear has an immediate composite decking area which leads to an expanse of lawn with timber fencing to boundaries. The rural village of Trewoon provides a good range of amenities including local convenience store/Post Office, fish and chip shop, hairdressers and local schooling.

Front Entrance:

Patio with recessed porchway, quarry tiling and part-glazed door and side screen to hallway.

Hallway:

Generous reception area with parquet flooring, turning staircase to first floor with large understairs storage cupboard with window to side. Radiator, telephone point, door to lounge/dining room which in turn leads through to kitchen and conservatory.

Lounge:

11'8" x 11'5" (3.58m x 3.50m)



Plus front bay curved window feature commanding countryside views, chimney breast with stone fireplace and open fire. Picture rail, TV point and opening to dining room.

Dining Room:

11'8" x 11'5" (3.58m x 3.50m)



Spacious dining area with chimney breast and fireplace housing solid fuel Parkray heater. Radiator, door to kitchen and door to conservatory.

Kitchen:

8'11" x 8'0" (2.74m x 2.44m)



Fitted with a modern contemporary range of dark blue base and wall units providing cupboard and drawer storage, working surface over with tiled splashback and inset sink, hob, built-in eye level oven and microwave, fridge/freezer and dishwasher. Tiled flooring. Window to side.

Conservatory:



Excellent additional family room space with tiled flooring, windows to side and rear and bi-fold doors to rear enjoying garden outlook. Door to utility area and door to WC.



Bedroom 1:
11'8" x 11'5" (3.58m x 3.50m)



Including chimney breast, radiator, window to front enjoying countryside views.

Bedroom 2:
11'8" x 11'5" (3.58m x 3.50m)
Including built-in mirror fronted wardrobe and chimney breast, radiator and window to rear.

Bedroom 3:
8'11" x 8'0" (2.74m x 2.44m)



Radiator and window to front enjoying far reaching countryside views.



Utility:

4'9" x 3'4" (1.47m x 1.04m)

Space and plumbing for washing machine and further appliance space.

WC:

3'4" x 3'10" (1.04m x 1.19m)

Wash basin with vanity unit under, close coupled WC, tiled flooring and part-tiled walls.

First Floor

Landing:

Good natural light via window to side of staircase. Stripped timber doors to 3 bedrooms and bathroom, fold down ladder leading to useful boarded attic storage room.

Bathroom:

8'11" x 8'0" (2.74m x 2.44m)



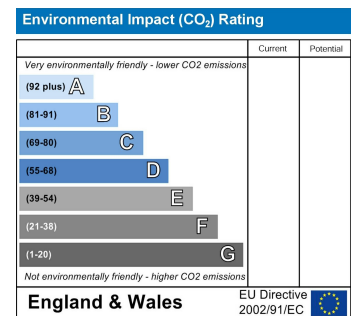
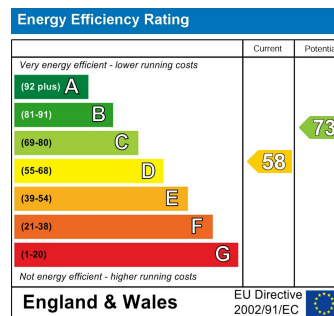
Including airing cupboard, tiled panelled bath and part-tiled walling adjacent, fully tiled shower cubicle with electric shower. Close coupled WC and pedestal wash hand basin. Towel radiator and part-tiled walling. Patterned glazed window to rear.

Outside:



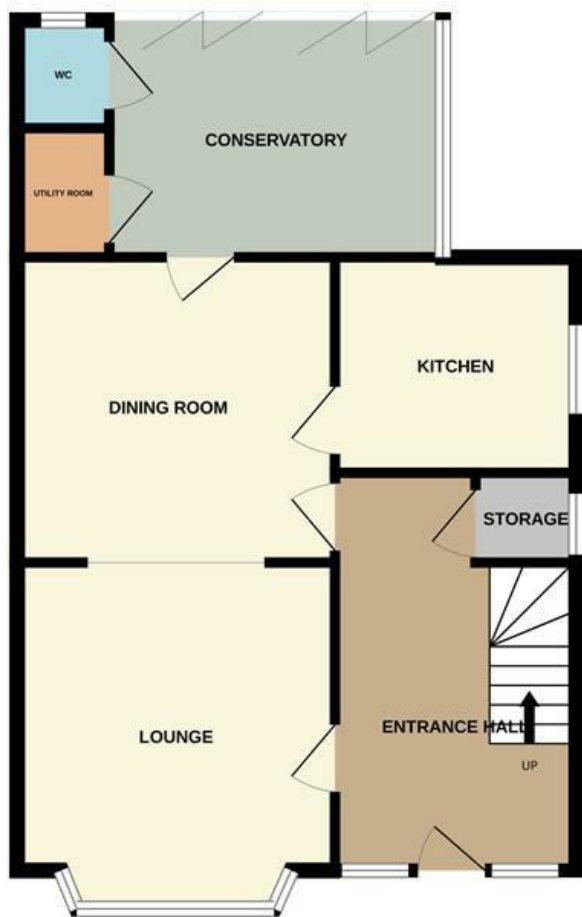
The property is approached by a private lane which serves just 3 properties and adjoins immediate fields with far reaching views, to the front there is hardstanding parking for 2 vehicles with steps leading up to a raised patio area and front entrance. The pathway continues to the side which leads round to the rear where there is the oil fired boiler and oil tank. Immediate composite decked area which leads on to an expanse of lawn with timber fencing to boundaries. At the rear boundary this adjoins the railway embankment with the railway line immediately behind.

Council Tax: B





GROUND 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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