



MAY WHETTER & GROSE

**NANCARROW 2 ST. MEWAN LANE, TREWOON, PL25 5SP  
OFFERS IN EXCESS OF £450,000**



**\*\*PRELIMINARY ANNOUNCEMENT OF SALE\*\***

OFFERED WITH NO ONWARD CHAIN ENJOYING A GREAT DEAL OF SUN THROUGHOUT THE DAY WITHIN ITS PRIVATE GARDENS IS THIS WELL PRESENTED DECEPTIVELY SPACIOUS AND VERSATILE EXTENDED FAMILY HOME OFFERING FIVE DOUBLE BEDROOMS (TWO EN-SUITE), LOUNGE, DINING ROOM, KITCHEN, BREAKFAST ROOM AND UTILITY. AMPLE PARKING FOR NUMEROUS VEHICLES AND OUTSIDE WORKSHOP/HOBBY ROOM/STORE. WITH FIELDS AND COUNTRYSIDE WALKS A SHORT DISTANCE AWAY ALONG WITH ST AUSTELL BEACHES AND COASTLINE, AND ST MEWAN PRIMARY SCHOOL WITHIN EASY REACH. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE, LOCATION AND FINISH OF THIS PROPERTY. EPC RATING - D.



## Location

Trewoon is a small village on the outskirts of St Austell and has a range of amenities including Post Office and convenience store, a hairdressing salon, Pub with restaurant, and a church at St Mewan. St Austell town centre is a short distance of the property. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. 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

From St Austell head onto the A3058 towards Newquay, up Edgcombe Road. Follow the road along, past Edgcombe Green on your left entering the village of Trewoon. There is a turning to the left onto St Mewan Lane, where the property is situated immediately on the corner and the driveway of the property will appear A For Sale board is erected for convenience.

## Accommodation

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



From the wide open driveway area there is a slated paved pathway leading to the covered front entrance front, with outside courtesy lighting and an obscure double glazed panelled door with matching glazed side panels opening through into:

## Entrance Hallway:



A large spacious welcoming hallway, neutrally decorated, finished with coloured wood effect floor covering, and carpeted staircase to the 1st floor. Modern wood doors to downstairs living accommodation.

## Lounge:

13'11" x 11'10" plus bay (4.25 x 3.61 plus bay)



Located at the front, enjoying an outlook over the well kept garden area from a large double glazed bay window with quarter window opening and display sill under. The feeling of space is further enhanced by the use of the current decor with focal point of a panelled wall and warm coloured carpeted flooring leading through into the dining room. There is wall mounted radiator. There are ample double wall mounted sockets plus TV and telephone points.



Glazed panel double wood doors opening through into:



Sliding doors out into:

**Conservatory:**

12'2" x 4'7" (3.70 x 1.39)

A real sun trap, with double glazed windows plus sloping polyprene roof. Door opening out onto the side garden and pathway area.

Door into:

**Kitchen/Family Room:**

22'2" x 8'11" (6.76 x 2.73)

**Dining Room:**

11'11" x 11'11" (3.62 x 3.64)



This can also be accessed from the entrance hallway. Again another large room enjoying a sunny aspect from a set of large double glazed sliding doors out onto side conservatory and the flow continues



(at maximum over work surfaces). A well appointed kitchen with a vast array of light oak fronted wall and base units complemented with a speckled laminate work surface over, part tiled splashback Incorporating four ring hob with stainless steel extractor and to the side a Siemens double oven and opposite a 1½ bowl drainer with mixer tap, plus integrated fridge freezer and finishing touches of strip wood effect flooring leading through into the utility area.

through similarly being decorated to the lounge. Wall mounted radiator and wood glazed panelled door, opening through into kitchen/family room area. With the double doors open it makes this a great place to entertain and socialise whilst with the doors closed gives a more intimate dining experience.



Leading out onto the rear via a set of double glazed panelled doors opening out onto a paved sun terrace/patio enjoying an outlook over the garden area. Wall mounted radiator, in our opinion this is a fabulous family room, ideal for socialising and spending time together.

**Utility:**

8'11" x 4'11" (2.72 x 1.51)  
 (At maximum over work surface). Comprising of similar matching floor and wall cabinets, work surface to the kitchen. Spaces for white good appliances. Ceiling extractor. Access to the garden can also be gained from an obscure double glazed panelled door.

Continues through into:

**Cloakroom/WC:**

Comprising of a low level wc, and obscure double glazed window to side with display sill.

**Family Bathroom:**

9'10" x 5'8" (2.99 x 1.73)



(At maximum points over bath and into shower). A large family bathroom comprising a bright white suite of low level WC with hidden cistern, basin built into a white fronted vanity storage unit and panelled bath

with shower head tap attachment. Tiled splash back surround and decorative border insert which continues behind the basin. Separate to this is a bi-folding glazed shower screen into cubicle with integrated wall mounted shower and matching tiled surround. Finishing touches with wood effect vinyl flooring plus wall mounted radiator and ceiling mounted extractor. Lighting is provided by recessed ceiling spotlights.

**Bedroom:**

11'11" x 13'5" (3.64 x 4.10)



A large double bedroom with bay window to the side front and separate double glazed window, both enjoying an outlook over the garden areas with deep display sills. Neutrally decorated and having a wall mounted radiator, double wall mounted sockets plus tv point.

**Bedroom:**

13'5" x 11'11" (4.08 x 3.63)



The second spacious double bedroom on the ground floor. With large double glazed window to the side with wall mounted radiator beneath.

Beyond and through into the inner hallway there is a door into:

**Bedroom:**

12'4" x 9'11" (3.75 x 3.03)



Located at the side rear of this family home with the added benefit of the en-suite. Double glazed window with an outlook over the driveway, with radiator beneath.

**En-suite:**

4'4" x 6'3" (1.32 x 1.90)



Comprising low level wc, hand basin built into a white gloss fronted vanity storage unit below with tiled splash back with mirror above and pull cord lighting unit with built in shaver socket. The frosted glazed patterned sliding doors into double sized shower cubicle and a tiled splash back. There is a ceiling mounted extractor.

From the hallway there is a staircase which leads up onto landing area offering two further bedrooms.

**Bedroom:**

9'3" x 10'9" (2.81 x 3.28)



(Please note reduced head room) with ceiling window opening out and down over the rear garden area and from which you can stand and enjoy some far reaching countryside views. Radiator to the side

**En-suite:**

Comprising of low level wc, hand basin and panelled bath with a tiled splash back and decorative border, wall mounted radiator and extractor. With wood effect vinyl flooring.

**Bedroom:**

18'8" x 15'0" (5.69 x 4.58)



(At maximum points, please note reduced headroom and incorporating the over stairs bulkhead). A unique designed double bedroom with part vaulted ceiling and some exposed painted beams. Having two wall mounted radiators and the room separated with a high level display stairs bulk head with double wall mounted socket above and tv point. Lighting is provided by spotlights, and two ceiling windows opening to the front. Three wood low level panelled doors opening through into recess storage.

**Outside:**

The property is set back off of St Mewan Lane and Cooperage Road from a low stone built wall surround with planted border above, an impeccably presented garden area mainly laid to lawn with well stocked plants, maturing trees, shrubs and palms. The slated stone pathway continues around and to the side and giving pedestrian access with a wrought iron gate onto St Mewan Lane.





keen horticulturist this is a fabulous garden incorporating an array of colour from trees, plants and shrubs with a back drop of high, well kept natural screening.

**Storage/Work Shop:**



With double glazed panel door and double glazed windows to the side. Offering both power and light. Great for additional storage but also has been utilised as a workshop/store and hobby room. Beyond is a covered open area ideal for dining relaxing or hot tub



**Council Tax Band - C**

The driveway has space and parking for numerous vehicles and which could also incorporate a caravan, boat or motor home if necessary. Discretely tucked away in the corner is the oil tank with a good level of screening via laurel and privet style hedging and trees.



(with improvement indicator)

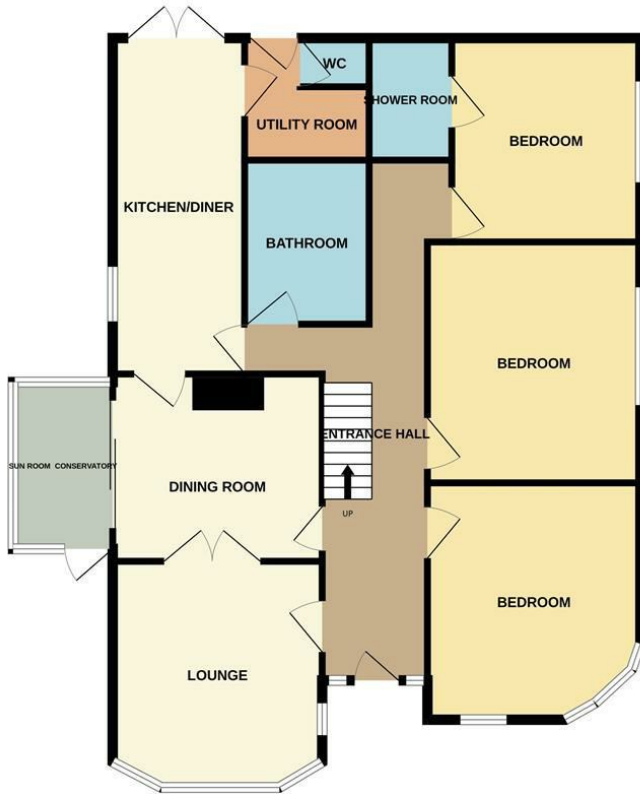


From the sun terrace patio there are matching paved steps onto an expanse of open lawn and if you are a

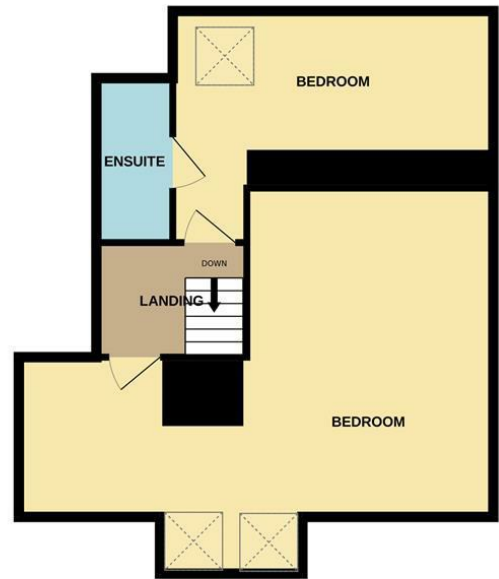
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) <b>A</b>		<b>87</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>B</b>			(92 plus) <b>A</b>	
(69-80) <b>C</b>			(81-91) <b>B</b>	
(55-68) <b>D</b>			(69-80) <b>C</b>	
(39-54) <b>E</b>	<b>55</b>		(55-68) <b>D</b>	
(21-38) <b>F</b>			(39-54) <b>E</b>	
(1-20) <b>G</b>			(21-38) <b>F</b>	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC	England & Wales	



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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