



MAY WHETTER & GROSE

**5 CHURCH ROAD, CHARLESTOWN, PL25 3NS**  
**GUIDE PRICE £550,000**



**\*\*PRELIMINARY ANNOUNCEMENT\*\***

LOCATED A SHORT DISTANCE FROM THE PICTURESQUE HISTORIC PORT OF CHARLESTOWN, WITHIN EASY REACH OF SECONDARY AND PRIMARY SCHOOLING IS THIS CHARMING CHARACTER COTTAGE WHICH HAS BEEN SYMPATHETICALLY REFURBISHED IN RECENT YEARS WHILST RETAINING THE CHARACTER. OFFERS AMPLE PARKING TO THE FRONT WITH LEVEL LAWN GARDENS, INTERNALLY TWO RECEPTION ROOMS, COTTAGE KITCHEN AND DOWNSTAIRS BATHROOM. THREE BEDROOMS AND SHOWER ROOM TO THE FIRST FLOOR. LOW MAINTENANCE REAR GARDEN WITH OUTBUILDINGS. SEE AGENTS NOTES. WE ARE TAKING NAMES, NUMBERS AND CONTACT DETAILS FOR WHEN VIEWINGS CAN TAKE PLACE. 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, The Eagle Has Landed and Poldark 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, leading towards Carlyon Bay, Porthpean and Duporth. 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. The coastal footpath is a short walk away towards Duporth and Porthpean and towards Carlyon Bay, Polkerris and Fowey.

## Directions

From St Austell head down to Charlestown past Penrice Academy on your right hand side taking the left hand turn sign posted to Carlyon Bay onto Church Road. The property will be set back on the left hand side with a board erected for convenience just before the Charlestown Church.

## Accommodation

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

The character can be seen immediately with pillared open driveway, parking for approximately two/three vehicles. Paved pathway with borders to both sides with open lawn. Path leads to a part obscure glazed panel door into welcoming hallway.

## Hallway

Finished with engineered wood flooring which continues through into the reception rooms. Character features can be seen immediately with exposed beams, open under stairs recess with low level storage and period style doors to both reception rooms with wide open arch and steps down to the kitchen at the rear.

## Reception Room

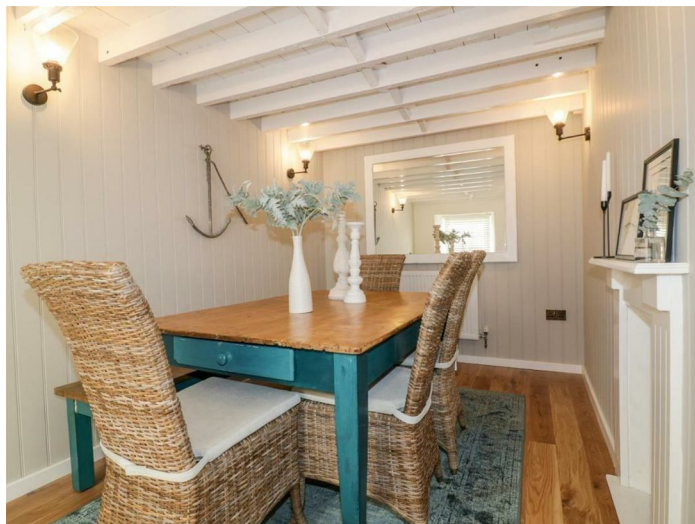
10'4" x 14'2" - maximum (3.16 x 4.33 - maximum)



Character features continue with two window bench seats, sash glazed windows with fitted blinds. Focal point of open fireplace with wood lintel above and display shelving to one side. Wall mounted radiator.

## Reception Room

12'9" x 7'9" (3.91 x 2.38)



Currently used as a dining area, also with open beam ceiling. Fire grate with surround and further radiator. Window bench seat with sash window and fitted blind.



## Kitchen

7'9" x 10'7" - maximum (2.38 x 3.24 - maximum )



In keeping cottage style kitchen with solid strip wood work surface incorporating four ring hob with oven below and hidden extractor above. Belfast sink. An array of cottage style cabinets. Built in dishwasher. Wonderful larder store and cupboard housing the boiler. Double glazed window with slate sill opening to the rear. Exposed beams and slate stone tiled flooring.

Open door arch through to the rear giving access out onto the garden from a part obscure glazed panel door and further door into downstairs bathroom.

## Downstairs Bathroom

5'0" x 6'3" (1.54 x 1.92)



Part panel bath with mixer tap and shower head attachment. Low level WC and hand basin with vanity storage beneath. Finished with two tone tiled walls surround. Obscure double glazed window with roller blind and extractor. Recessed spotlights. Part exposed beams.

Staircase to first floor landing. Recessed lighting and doors to all three bedrooms and bathroom.

## Bedroom

8'0" x 13'8" - maximum (2.45 x 4.19 - maximum)



Finished with two tone wall surround. Wall mounted radiator. Light warm coloured carpeted flooring. Window bench seat, sash window with fitted blinds and sea glimpses.

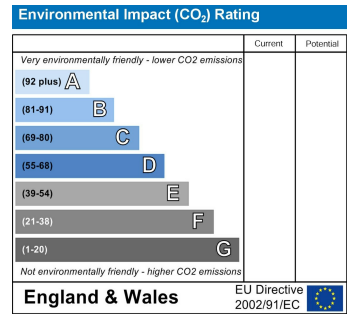
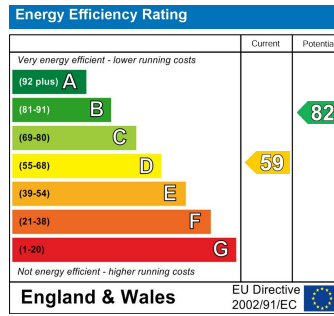
## Family Bathroom

9'8" x 3'7" widening into shower 6'7" (2.97 x 1.10 widening into shower 2.01)



Panel period style door with glazed light panel above. Finished with patterned tiled flooring. Part wood panel walls and gloss bevelled edge tiles. Shower screen, extractor and ceiling mounted spotlights. Low level WC and hand basin set on vanity unit. Sash glazed window to front with blind and deep tiled sill. Access through to the loft.

## Bedroom



Also located to the front. Finished with a warm coloured painted wall and light coloured carpeted flooring. Sash window also with sea glimpses with deep display sill and fitted blind enjoying an outlook over the courtyard and garden beyond.

## Outside

Set back from Church Road with part exposed stone wall, there is an area of parking, lawn area, pathway and terrace across the front where you can sit and enjoy the sunshine.

The rear is accessed from the kitchen area, there is hardstanding and ramped paved path which leads up and beyond to the rear garden.

## Outbuilding/Utility

6'9" x 7'4" (2.08 x 2.26)

To the side a door through into outbuilding/utility with power and light. Space and plumbing for white good appliances.

Also refurbished throughout with sink and exposed roof trusses.

Low maintenance slate stone base, paving and raised borders. An area of open lawn and steps up onto a large decked area which enjoys a great deal of sun throughout the day. All enclosed by strip wood fence panelling surround.

At the top of the garden a granite stone outbuilding with latched door ideal for additional garden dry store. Pathway leading back down the side and further seating area.

## Council Tax Band - C

## Agents Notes

Photos supplied by vendors when it was a holiday let  
The property is currently occupied until the tenants vacate the property in early December;  
We are taking names, numbers and contact details for when viewings can take place.









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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