



MAY WHETTER & GROSE

STRAY PARK COTTAGE PETERS HILL, HIGH STREET, PL26 7SS

GUIDE PRICE £200,000



A WELL SITUATED CHAIN FREE SEMI DETACHED COTTAGE WITH TWO DOUBLE BEDROOMS, LINKED WITH JACK AND JILL SHOWER ROOM ON THE FIRST FLOOR. THE PROPERTY IS IMMACULATELY PRESENTED THROUGHOUT WITH FURTHER BENEFITS INCLUDING AN ENCLOSED GARDEN LOCATED TO THE SIDE OF THE PROPERTY, OIL FIRED CENTRAL HEATING THROUGHOUT AND UPVC DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY COMMANDING DELIGHTFUL FAR REACHING VIEWS TO THE FRONT AND WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. SEE AGENTS NOTES.
EPC - D



Location

The property is a short distance from St Mewan School and St Stephen School. St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. 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 out towards St Stephens, come through the village of Trewoon, passing The White Pyramid Public House on your right hand side. Carry along to Lanjeth and proceed on the road to High Street. The property will appear on the right hand side of the road to the left hand side of the right hand turn on to Peters Hill.

Accommodation

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

Upvc double glazed door with upper obscure glazing with inset leaded stained glass detail allows external access into open entrance porch.

Open Porch

6'2" x 5'4" (1.90 x 1.65)



Upvc double glazed window to side elevation. Wood effect laminate flooring. High level mains enclosed smart meter. Opening through to kitchen/diner and carpeted stairs to first floor.

Kitchen/Diner

13'5" x 8'10" (4.11 x 2.70)



Upvc double glazed window with deep tiled sill to front elevation with lovely far reaching views. Matching wall and base kitchen units. Roll top worksurfaces. Space for classic Range with fitted extractor hood above. Tiled walls to water sensitive areas. Ceramic sink. Space for additional kitchen appliances. Space for dining table. Part exposed stone wall to rear elevation. Continuation of wood effect laminate flooring. Radiator. Door opens to provide access to understairs storage void housing the mains fuse box and thermostat controls, this area benefits from power currently utilised as a larder. Exposed ceiling beams. Integral tumble dryer.



Lounge

14'11" x 9'3" (4.55 x 2.84)

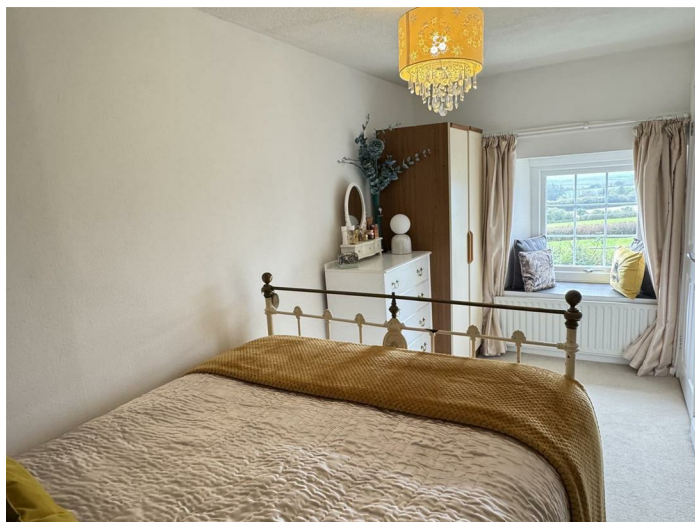


Upvc double glazed window to front elevation with lovely far reaching views. Carpeted flooring. Exposed ceiling beams. Focal exposed stone fireplace housing multi fuel burner. Television aerial points to either side of chimney breast. To the far left hand corner a door opens to provide useful in-built storage recess. Radiator. Wall mounted thermostat. Sky wiring.



Bedroom One

14'1" x 9'4" - maximum (4.30 x 2.85 - maximum)



Upvc double glazed window to front elevation with lovely far reaching views beyond the property with deep display sill used as a window seat. Carpeted flooring. Radiator. Textured ceiling. Textured walls. Television and Sky high level points with high level electric point suitable for wall mounted TV. Door through to Jack and Jill en-suite shower.



Landing

7'0" x 2'5" - maximum (2.15 x 0.75 - maximum)

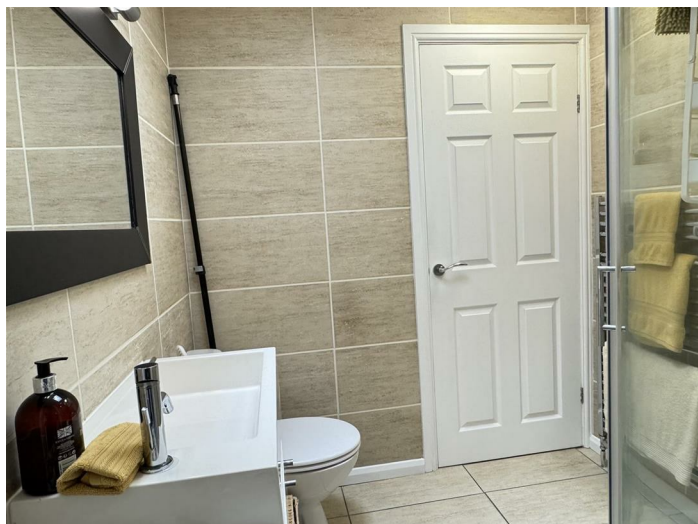
Carpeted flooring. Doors through to double bedrooms one and two and door into airing cupboard offering a great deal of storage. Loft access hatch.

En-Suite

6'2" x 5'8" (1.88 x 1.73)



Ceiling mounted double glazed Velux window. Updated three piece white shower suite comprising low level flush WC with dual flush technology, large ceramic hand wash basin with central mixer taps set on vanity storage unit offering additional storage. Fitted shower enclosure with glass sliding shower door and wall mounted shower with overhead nozzle and detachable body nozzle. Tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail. As previously mentioned there is an additional door leading through to bedroom one providing access to the en-suite from both bedrooms.



Bedroom Two

14'0" x 8'7" (4.27 x 2.64)



Upvc double glazed window with deep sill which can be used as a window seat to front elevation with lovely viewings over countryside to the front. Carpeted flooring. Radiator. High level Television aerial and Sky aerial points and high level electric sockets suitable for wall mounted TV. Fitted wardrobes. Door through to Jack and Jill en-suite shower. Textured ceiling.



Outside



To the front of the property there is a low level exposed stone wall which surrounds an area of granite chippings. To the left hand side of the property there is an attached boiler cupboard housing the central heating boiler.

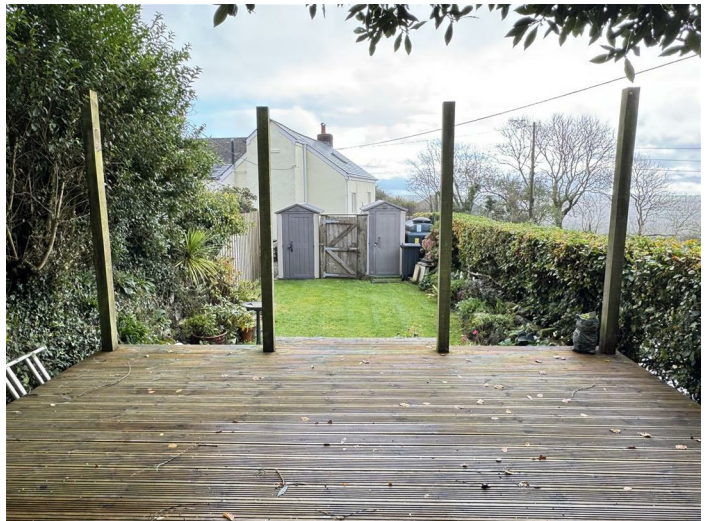
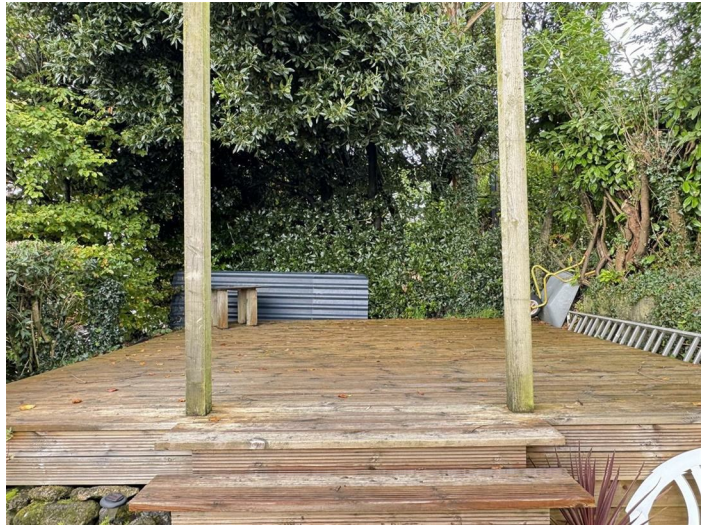
Opposite the door steps lead up to provide access to the properties enclosed garden laid to lawn and well enclosed with evergreen borders to the road side. To the far end of the garden is an elevated area of decking making the most of the delightful surroundings and views to the front of the property. This area is well stocked with an array of planting and shrubbery, a fantastic and private outdoor space.

The properties cesspit is located under the square of astro turf to the right hand side of the decked steps. Agents Notes: This cesspit serves Stray Park and the neighbouring property.

There are two composite external sheds, we understand that the one to the left of the steps is staying, the one to the right hand side may be available under separate negotiation.

To the right, turning right upon entering the lawn area is a further area of granite chippings which provides access for maintenance to the side of the property. A fantastic additional storage area.

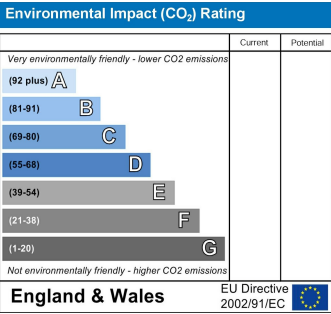
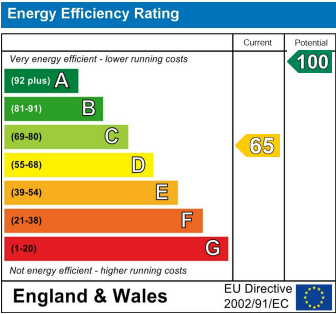
The oil tank is located to the left hand side of the composite external storage shed.



Agents Notes

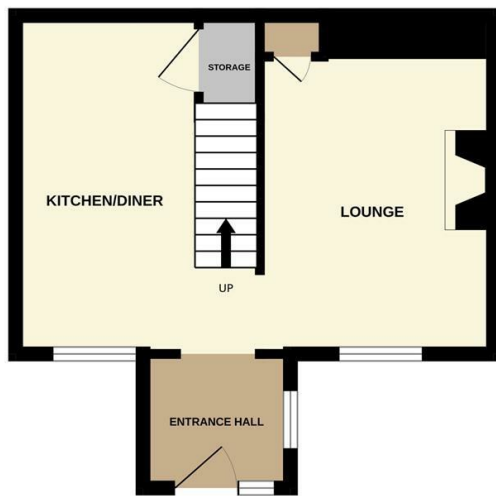
Although the property has no official parking there is a lay-by located 100 yards down on the same side of the road offering off road parking options. The current vendor parks on Peters Hill.

Council Tax Band - A

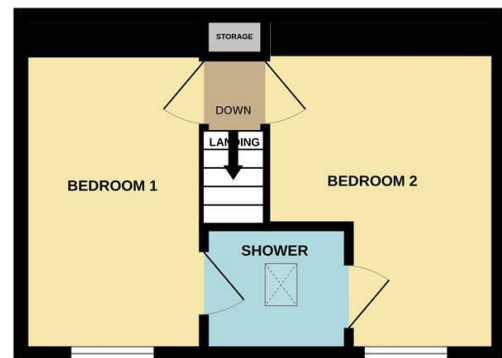




GROUND FLOOR



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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