



MAY WHETTER & GROSE

CARMINNOW HOUSE , BOSWINGER, PL26 6LL
GUIDE PRICE £750,000



WE WELCOME YOUR INTEREST IN THIS SPACIOUS DETACHED FAMILY HOME WITH THREE DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE AND WALK THROUGH WARDROBE. FURTHER BENEFITS INCLUDE DOUBLE GARAGE, AMPLE OFF ROAD PARKING AND SWIMMING POOL. OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT, THE PROPERTY WOULD BENEFIT FROM MODERNISATION THROUGHOUT. A VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THE SPACE AND SETTING COMMANDING ELEVATED SEA VIEWS. EPC - D



Location

Boswinger is a village in south Cornwall, England, one mile from Gorran and approximately three miles south of Mevagissey. Boswinger is in the Cornwall Area of Outstanding Natural Beauty (AONB) with many popular beaches in close proximity. A truly delightful rural Cornish hamlet.

Directions

From the double roundabout by McDonalds in St Austell take the B3273 Pentewan Road. Continue this road passing Pentewan Sands Holiday Park on the left and proceed to the top of the hill, at the crossroads at the top of the hill turn right signposted Portmellon, Gorran Haven, St Ewe and follow this road until you see a right hand fork in the road signposted Treveor and Boswinger. At the top of the lane turn right and follow the road until you see the entrance to Sea View International Holiday Park, turn left here. Proceed down the hill a short way where Carminnow House can be found on the right hand side through a pillared entrance.

Accommodation

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

Hardwood door provides external access into entrance hall.

Entrance Hall

11'1" x 10'10" - max (3.39 x 3.31 - max)



Upvc double glazed window to front elevation. Door through to swimming pool. Door through to lounge. A further door provides access to under stairs storage void. Carpeted flooring. Carpeted stairs to first floor. Radiator. Wall mounted thermostat.

Swimming Pool

21'6" x 17'2" (6.56 x 5.25)



A fantastic addition to the property. Upvc double glazed sliding door provides access through to the sun room with two Upvc double glazed windows to side elevation and three Upvc double glazed windows to front elevation. The swimming pool has tiled surround, tiled walls, wood clad ceiling. Wall mounted conditioning unit. Circular window provides borrowed light through to rear hall. Wall mounted heated towel rail.

Lounge

18'6" x 15'2" (5.64 x 4.64)



A twin aspect lounge with Upvc double glazed windows to front and side elevations, all with matching curved tops. Carpeted flooring. Open fireplace with decorative slate surround with wooden display mantle over which extends to either side. Television aerial point. Radiator. Opening through to dining area.



Kitchen

13'4" x 10'11" (4.07 x 3.35)



Two Upvc double glazed windows to rear elevation both with curved tops. Opening through to rear hall. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Tiled walls. Tile effect felt flooring. Radiator. Focal oil fired AGA. The kitchen benefits from integral dishwasher, fridge and freezer. Wood clad ceiling. Television aerial point.

Dining Room

15'8" x 10'6" - max (4.78 x 3.22 - max)



Two Upvc double glazed windows to rear elevation both with curved tops. Door through into office. Continuation of carpeted flooring. Space for generous dining table. Radiator.

Study

10'0" x 5'7" (3.07 x 1.72)

Upvc double glazed window to side elevation with curved top. Carpeted flooring. Radiator.



Rear Hall

15'2" x 10'2" - max (4.64 x 3.12 - max)

(L shaped room) Upvc double glazed door with inset obscure patterned detailing allowing external access. Door through to boiler room. Door into WC. Opening through to kitchen. Doors through to utility and sunroom. Continuation of wood clad ceiling. Part carpeted flooring, part tiled flooring.

Utility

5'5" x 5'7" (1.66 x 1.71)



Square edged work surfaces. Matching wall and base kitchen units. Stainless steel sink and matching draining board with mixer tap. Space for washing machine. Mains fuse box. Tiled flooring. Tiled walls.

Sun Room

18'2" x 11'0" (5.55 x 3.36)

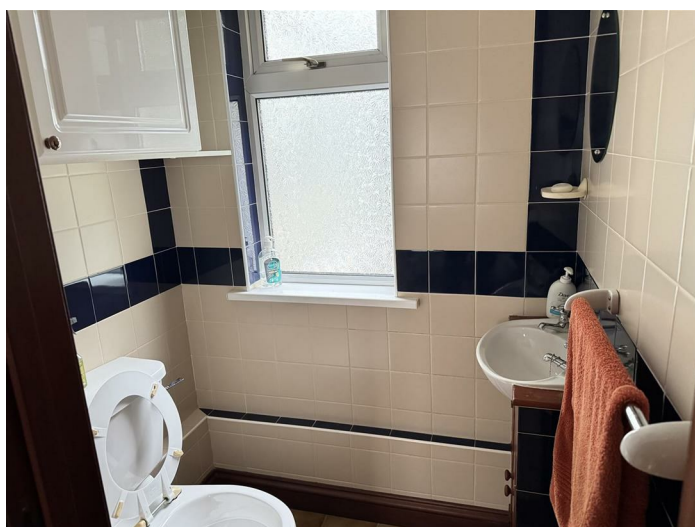


A lovely addition to the property with Upvc double glazed patio doors providing external access to front elevation. The remainder of the front, side and rear elevations are in the form of Upvc double glazing. Tiled flooring. Two radiators. Cold water tap.



W.C.

4'9" x 3'9" (1.45 x 1.15)



Upvc double glazed window to side elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC and ceramic hand wash basin set on vanity unit. Tiled walls. Tiled flooring. Fitted extractor fan.

Boiler Room

11'4" x 5'2" (3.47 x 1.60)



Upvc double glazed window to front elevation. Upvc door to rear elevation providing external access. Electric meter. Wood effect vinyl flooring. Part wood clad walls. Floor standing Worcester Oil Fired Central Heating Boiler.

First Floor Landing

18'3" x 13'4" - max (5.57 x 4.08 - max)



Wood frame triple glazed window to front elevation with wood frame double glazed Velux window above offering views. Carpeted flooring. Doors to bedrooms one, two, three and family bathroom. Loft access hatch. Two radiators. A spacious landing.

Principal Bedroom

17'3" x 16'0" (5.28 x 4.88)



Upvc double glazed windows to rear elevation with delightful views. To the side elevation there is a circular Upvc double glazed window with views towards the Sea. Door into airing cupboard. Opening through into walk in wardrobe. Carpeted flooring. Radiator.

Airing Cupboard

7'0" x 4'6" (2.14 x 1.39)

Off the principal bedroom the airing cupboard houses the hot water tank with slatted storage surrounding. Carpeted flooring.

Walk in Wardrobe Area

6'11" x 10'9" - max to back of wardrobes (2.13 x 3.29 - max to back of wardrobes)

Carpeted flooring. Wardrobes to left and right hand side offering a great deal of storage. Radiator. Door into en-suite.

En-Suite

13'4" x 7'7" (4.07 x 2.32)



Wood frame double glazed window to rear elevation with an outlook over fields. Wood frame window above. Matching five piece bathroom suite comprising pedestal hand wash basin, low level flush WC with dual flush technology, bidet, panel enclosed bath and separate shower enclosure with wall mounted shower.

Carpeted flooring. Radiator. Tiled walls. Fitted extractor fan. Electric plug in shaver point with light.



Family Bathroom

13'4" x 6'11" (4.08 x 2.13)



Upvc double glazed window to side elevation with obscure glazing. Matching five piece bathroom suite comprising low level flush WC, fitted shower enclosure, bidet, hand wash basin set on vanity storage unit, tile enclosed bath. Electric light with plug in shaver point. Fitted extractor fan. Radiator. Carpeted flooring.



Bedroom Three

17'4" x 11'7" - max (5.29 x 3.55 - max)



Twin aspect third bedroom with Upvc double glazed windows to side and rear elevations. Fitted wardrobes. Carpeted flooring. Radiator.

Bedroom Two

18'6" x 15'3" - max (5.64 x 4.65 - max)



A delightful twin aspect bedroom with two Upvc double

glazed windows to front elevation with views towards the Sea. Further Upvc double glazed window to side elevation. Carpeted flooring. Radiator. Fitted wardrobes.

Outside



Upon entering the property benefits from a spacious drive allowing off road parking for numerous vehicles. Upon entering the drive to the right hand side is the double garage.



Double Garage
19'9" x 13'1" (6.04 x 4.00)



With electric remote control door. Light and power. Upvc double glazed window to rear elevation.

Council Tax Band - F

Agents Notes

Probate has been applied for but not yet granted. Interested parties are advised that the swimming pool for the holiday park located to the rear of the property is in close proximity of the rear boundary of this plot. We suggest using the postcode to ensure the aerial view is studied prior to viewing. We have been advised by the vendor there is private arrangement regarding sewage with Sea View Lodges.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Floor Area

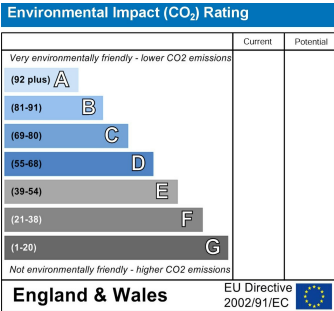
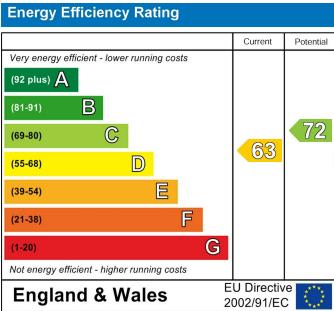
The floor area measurement is taken from the EPC.

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





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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