



MAY WHETTER & GROSE

80 BODMIN ROAD, ST. AUSTELL, PL25 5AG

GUIDE PRICE £395,000



LOCATED ON THE EDGE OF THE WONDERFUL CLAY TRAIL WALKS AND A SHORT WALK TO THE HISTORIC MENACUDDLE WELL, ENJOYING WOODLAND VIEW SURROUNDINGS. WITHIN A SHORT DISTANCE OF ST AUSTELL TOWN IS THIS SPACIOUS PERIOD PROPERTY WHICH HAS BEEN SYMPATHETICALLY UPDATED AND OFFERS LOUNGE/DINER, KITCHEN, STUDY/BEDROOM FOUR AND GARDEN ROOM AND WC TO THE GROUND FLOOR, AND THREE DOUBLE BEDROOMS, FAMILY BATHROOM WITH SEPARATE WC TO THE FIRST FLOOR. ALL WITHIN BEAUTIFULLY LANDSCAPED GARDENS WITH PARKING, ADDITIONAL OUTBUILDINGS AND GOOD SIZE GARAGE WITH BOTH POWER AND LIGHT. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CHARM, CHARACTER AND ITS WONDERFUL POSITION. SEE AGENTS NOTES. EPC: D



Directions



From St Austell town head up Bodmin Road towards the hamlets of Carthew and Ruddlemoor, go under the viaduct, carry along for approximately 150 yards taking the right hand turn. There is the ornate stone pillared pedestrian gated entrance. The lane continues on to the property to the rear and onwards to other properties along the lane.

Location

Within walking distance of the centre of St Austell offering 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 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Accommodation

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

To the left an open parking area with lawn set back behind the garden with further parking to the rear where the garage and outbuildings are located. From the parking area there is a large wooden gate with attractive wrought hand rail with steps to the entrance.

Part double glazed panel door opens through into kitchen.

Kitchen

14'9" x 8'4" (4.51 x 2.55)



Two double glazed windows to the side finished with attractive tiled flooring. The kitchen comprises a range of cottage style wall and base units complimented with polished white splashback tiles and strip wood laminated roll top worksurface, incorporating stainless steel sink with drainer and mixer tap. Under unit space and free standing space for white good appliances. Recess spotlighting and radiator.

Lounge/Diner - Dining Area

7'11" x 14'7" (dining area) (2.43 x 4.47 (dining area)) Finished with carpeted flooring which continues through the wide arch into the wonderful relaxing lounge area. Double glazed window to the side enjoying some countryside views with deep display sill. Focal point of a raised hearth with wood mantel surround. Wall mounted radiator. Arch way through into lounge area.





Inner Hallway

Open recess with fixed picture window with deep display sill. Turning stair case to the first floor. Door through into cloakroom/WC.

Cloakroom/WC

7'4" x 2'5" - maximum (2.24 x 0.75 - maximum)
Comprising low level WC, hand wash basin with splash back set onto a white gloss vanity unit beneath. Tiled flooring. Wall mounted radiator.

Study/Bedroom Four

8'9" x 13'9" (2.69 x 4.20)



Lounge Area

11'5" x 14'3" - maximum (3.50 x 4.35 - maximum)
Focal point of slate stone raised hearth with log burner with wood lintel over and display shelving to the side. Double glazed window with bench seat and deep recess with radiator and fixed double glazed picture window with deep display sill. Door through into inner hallway.



An additional reception room but could be used as a bedroom. currently occupied as a study. Finished with a light coloured carpeted flooring, double glazed window with window bench seat enjoying some countryside views. Further large picture window through into the sun lounge. There is also recessed storage and shelving.



Sun Lounge

11'3" x 10'0" (3.43 x 3.06)



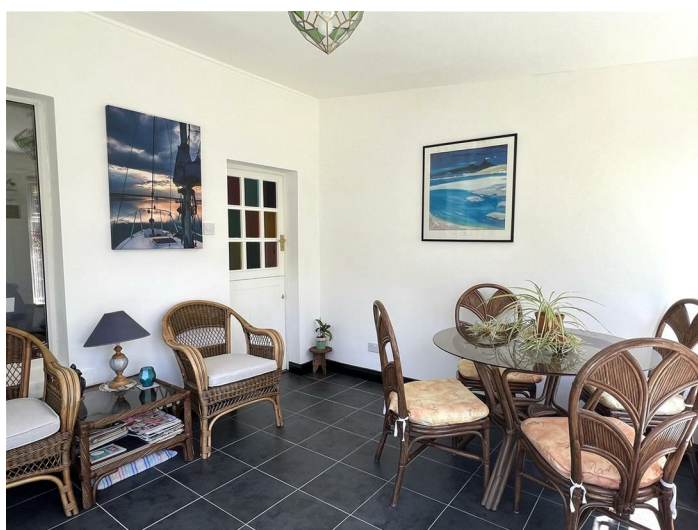
Stable door into the sun lounge. Finished with tiled flooring. Two large double glazed windows with quarter window opening above and pull back vertical blinds, enjoying an outlook down over the gardens and countryside surround with access via sliding door. The room can be used all year around with power, light and radiator.



Carpeted stair case to the first floor landing with doors to all three double bedrooms and onwards to the bathroom. Set of louvre doors into recessed storage and double glazed window with deep display sill and fitted roller blind.

Bedroom

13'2" x 11'5" (4.02 x 3.49)



Offering dual aspect with light from two large double glazed windows, one to the side and one to the front having deep display sill with recessed storage wardrobe facilities to the side. Wall mounted radiator and open recess which formerly had a vanity sink unit which now is a display area with tiled surround and storage beneath. Ornate display fireplace.

Bedroom

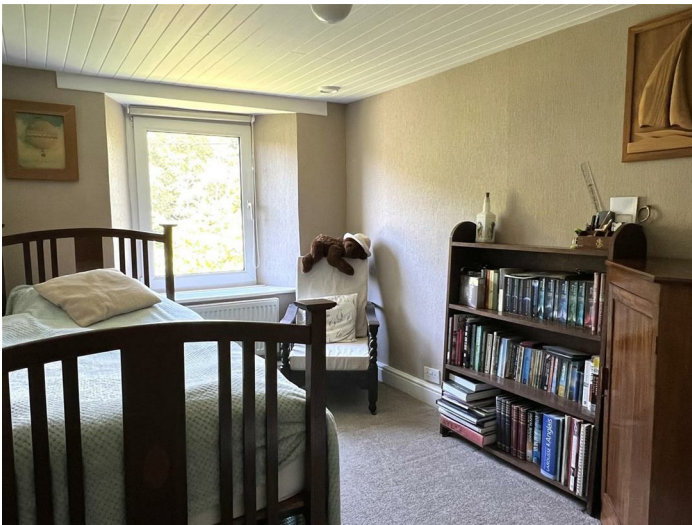
7'10" x 11'11" (2.41 x 3.64)



Stone effect display sill with storage beneath and radiator to the side. Deep window bench seat where you can sit and enjoy the views down over the garden and countryside opposite from a large double glazed window.

Bedroom

11'3" x 7'10" (3.43 x 2.39)



Radiator sits beneath a window bench seat and double glazed window with roller blind, also enjoying a similar outlook and also has access through to the loft. Step down is to WC and bathroom.

W.C.

4'4" x 4'10" (1.34 x 1.48)

Comprising low level WC and hand basin with a tile splashback set onto a white gloss vanity storage unit below and mirror above. Obscure double glazed window with deep display sill and radiator.

Family Bathroom

10'7" x 7'9" narrowing to 5'4" (3.23 x 2.37 narrowing to 1.64)



A generous size bathroom, the feeling of space is further enhanced with two obscure double glazed windows with deep display sills enjoying a great deal of natural light with large mirror set above a vanity sink unit with part tiled splashback and under unit storage. Double doors lead into airing cupboard. Two chrome heated ladder towel rails and period style bath with shower over.

Outside



There are wonderful lawned garden areas with a great deal of shrubbery and planting and numerous areas to sit and enjoy. Additional outbuildings. A stone

chipped area, ideal for al fresco dining and entertaining. From the rear courtyard entrance there are steps up to hard standing courtyard seating area.

Outbuilding

13'4" x 4'4" (4.07 x 1.34)



(please note obscure shape, measurements taken as average). An outbuilding with wood glazed door opening through into dry store room with both power and light, currently utilised as a work shop with glazed window to the side.



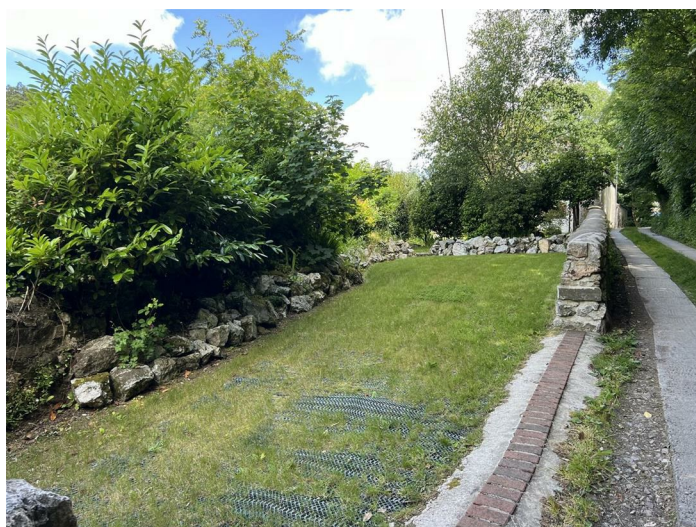
From the courtyard, steps up with door into garage.

Garage

9'5" x 18'2" (2.89 x 5.54)



The garage has both power and light. Up and over door and glazed window to the rear.



Agents Notes



To the rear of the property there is hard standing parking area for numerous vehicles and in front of the garage. To the side access onto the clay trails. Please note that this area of hard standing is owned by Imerys and has a £10 per month rental on that area of land. We are lead to believe that this agreement can be passed onto a new owner. Mains services and there is a water meter and gas meter.

Council Tax Band - C

Services

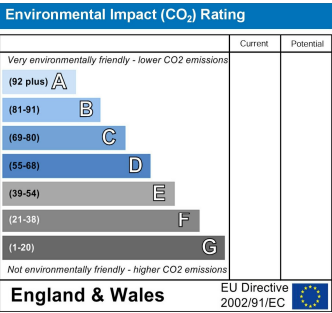
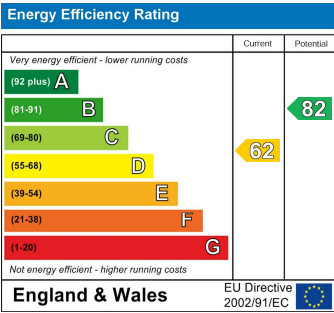
None of the services, systems or appliances at the property have been tested by the Agents.

Broadband and Mobile Coverage

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

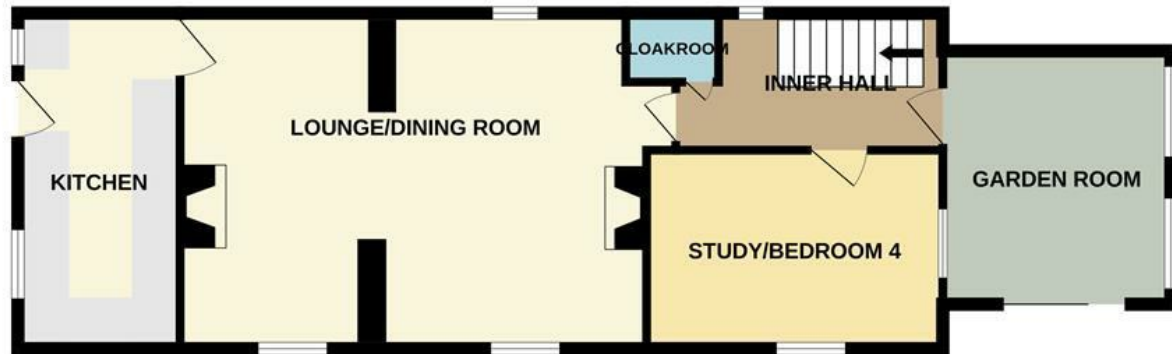
Viewings

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

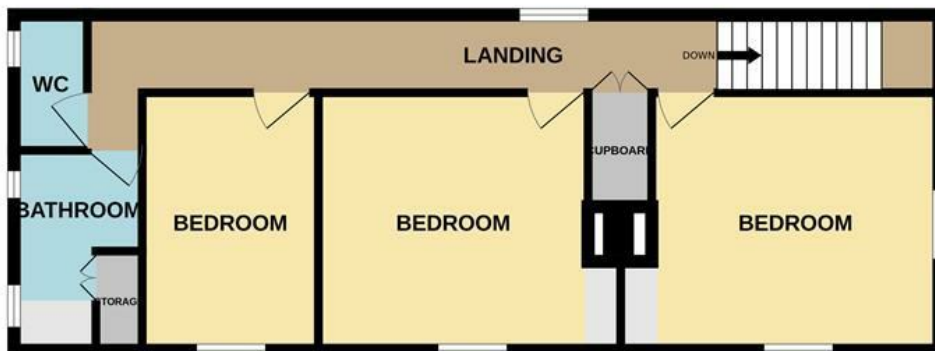




GROUND FLOOR



1ST FLOOR



BODMIN ROAD, ST AUSTELL

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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