



MAY WHETTER & GROSE

7 THE SQUARE, PENTEWAN, PL26 6DA
GUIDE PRICE £450,000



A WELL POSITIONED CHAIN FREE TERRACED PERIOD PROPERTY WITH THREE/FOUR BEDROOMS AND TWO/THREE RECEPTION ROOMS. THE PROPERTY OCCUPIES A SPACIOUS PLOT WITH GENEROUS REAR GARDEN AND OFF ROAD PARKING. UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT AND IS WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES IN THE HEART OF THE VILLAGE. LOCATED IN AN EXTREMELY POPULAR RESIDENTIAL LOCATION THE PROPERTY IS THE FORMER VILLAGE SHOP AND POST OFFICE. EPC - AWAITED



Location

Pentewan is a popular small coastal village approximately three miles south of St Austell on the south coast of Cornwall, with historic former working harbour and basin. Facilities within walking distance include the coast path, sailing club, large popular sandy beach, cafés, Phoenix stores and Post Office, Hubbox restaurant and two popular pubs,. The village is within close proximity of Porthpean Golf Club. St Austell town centre offers a wider range of shopping, educational and recreational facilities. The picturesque ports of Mevagissey, 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. The cottage is opposite the Pentewan trail with pleasant level woodlands walks and cycle path.

Directions

From St Austell head down onto the Pentewan Valley in the direction of Mevagissey, pass the Cornwall Hotel on the right and through London Apprentice. Keep going as you head towards Pentewan. Turn left, just after the shop and head into Pentewan and go over the bridge, around the bend to the right and pass the car park on your right and the village pub on your left. Carry on to The Square and past the harbour port area on your right. Number 7 is located on the left hand side of the road, set back behind communal benches on The Square. There is communal parking opposite the property on a first come first served basis. The official parking for the property is located off Glentowan Road.

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 allows external access into lounge.

Lounge

17'10" x 12'0" - max (5.44 x 3.68 - max)



Upvc double glazed bay window to front elevation with deep display sill. Door through to inner hall. Carpeted flooring. Focal fireplace housing an electric fire. Wall mounted electric heater. Exposed ceiling beams. The water meter is located under the lower shelf of the display area directly in front of the bay window.

Inner Hall

14'2" x 2'4" - max including stairs (4.34 x 0.72 - max including stairs)



Carpeted flooring. Carpeted stairs to first floor. Textured ceiling. Textured walls. Door through to dining room. Part wood clad wall.

Dining Room

11'6" x 12'0" - max (3.51 x 3.67 - max)



A useful second reception room with two Upvc double glazed windows to rear elevation overlooking the enclosed rear courtyard, both with deep window display seats. Centrally there is a multi fuel burner set within chimney recess with slate hearth. Exposed stone wall. Exposed ceiling beams. Textured ceiling. Part clad walls. Door through to rear hall.

Reception Three/Bedroom Four

20'3" x 6'1" (6.19 x 1.87)



Upvc double glazed window to front elevation with delightful outlook over the square to the front of the property. Carpeted flooring. Exposed ceiling beams. High level mains enclosed fuse box. Upon entering on the left a door opens to provide access to useful in-built storage void. Opposite this door is a shelved display recess with additional storage below.



Rear Hall

11'8" x 5'3" - max (3.57 x 1.61 - max)

Doors through to reception three/bedroom four, kitchen, additional door opens to provide access to useful in-built storage void. Carpeted flooring. Exposed ceiling beams.

Kitchen

14'7" x 10'11" - max (4.46 x 3.33 - max)



A spacious kitchen. Wood frame double glazed windows to side elevation overlooking the side courtyard. Upvc double glazed door to rear elevation allowing access to spacious rear garden. Matching wall and base kitchen units, roll top work surfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Space for additional kitchen appliances. Exposed ceiling beams. Fitted electric cooker with fitted extractor hood above. Heated towel rail. Part exposed stone wall. Electric plinth heater. Tiled flooring. Above the rear access door is a loft access hatch which gives access to the loft space above the kitchen. Telephone point.

Landing

8'5" x 8'3" - max (2.57 x 2.53 - max)

Doors off to bedrooms one, two, three and family bathroom. Main loft access hatch. Carpeted flooring. Textured walls. Additional loft access hatch for the rear extension.

Bedroom Three

9'7" x 8'4" (2.93 x 2.55)



Upvc double glazed window to front elevation with a delightful outlook. Carpeted flooring. Textured walls. Twin doors open to provide access to useful in-built wardrobe with additional storage above.

Bedroom Two

10'6" x 10'3" (3.22 x 3.14)



Upvc double glazed window to front elevation with delightful outlook. Carpeted flooring. Textured ceiling. Textured walls. Television aerial point. BT Opeanreach telephone point. Twin doors open to provide access to in-built wardrobe.

Family Bathroom

12'0" x 7'1" - max (3.67 x 2.17 - max)



Wood frame single glazed sash window to rear elevation. Matching three piece white bathroom suite comprising low level flush WC, panel enclosed bath with wall mounted electric shower over and pedestal hand wash basin. Tile effect vinyl flooring. Heated towel rail. Electric plug in shaver point. Upon entering to the left hand side bespoke storage provides in-built storage. The hot water tank is located to the bottom right hand corner of the storage. Tiled walls to water sensitive areas.

Bedroom One

12'1" x 9'1" - max (3.69 x 2.79 - max)



Wood frame single glazed sash window to rear elevation. Carpeted flooring. Textured walls. In-built three door wardrobe.

Outside



To the front directly accessed from The Square and set back behind a communal paved area the flood defence gate provides access to the enclosed low maintenance front patio area laid to brick paving for ease of maintenance, all enclosed by a low level rendered block wall to left, right and front elevations.

The rear garden is accessed directly from the kitchen and one of the main selling points of the property.



Initially from the rear door from the kitchen a large hard standing area flows to give access to the rear garden and around the right hand side of the property. Immediately turning right upon exiting the kitchen there is a delightful hidden patio area which is well stocked with an array of evergreen planting and shrubbery.

To the side of this area is the useful outdoor WC with low level flush WC and hand wash basin.

Directly opposite the kitchen door is an extremely useful outbuilding.

Outbuilding

19'11" x 9'11" (6.09 x 3.03)



A useful space which benefits from light, power and water. Sink to the right hand side. Attached to the rear of the outbuilding is the potting shed.

Potting Shed

10'4" x 8'8" (3.15 x 2.65)

This also benefits from light, power and water. Sink with hot and cold water.



Flowing down the left hand side is an elevated planting bed, beyond the outbuilding and potting shed is a further enclosed paved patio area again with established elevated planting area to the side. This area then opens to a formal area of lawn with established central planting area, a paved walkway leads through the garden complete with external potting shed. Steps then lead up to provide access to the rear parking area complete with wooden store. Twin gates to the left hand side open to provide access back around to the front of the property.



Agents Note

Interested parties are advised that the open space to the right hand side forms the Pentewan flood defence scheme which was updated a number of years ago, this manages water flow reducing the risk of flooding to the village.

Broadband and Mobile Coverage

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

Services

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

Viewings

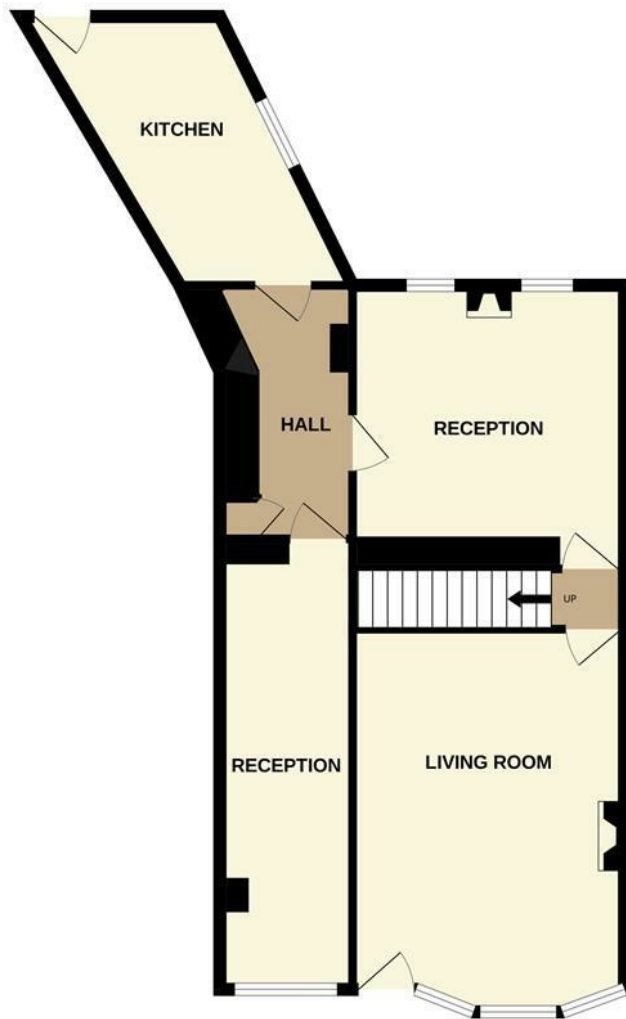
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

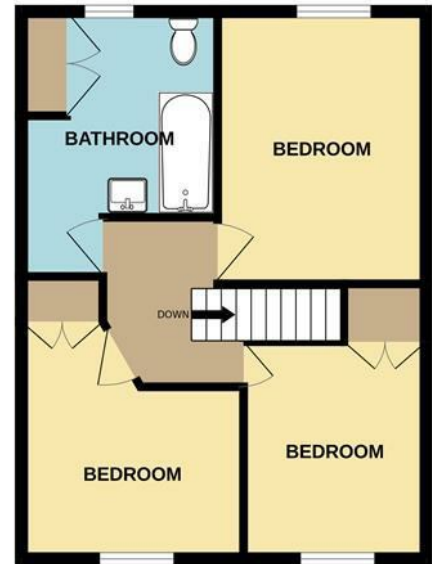
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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