



MAY WHETTER & GROSE

LITTLE CARFELLIS , TRETHURGY, PL26 8YQ OFFERS IN EXCESS OF £525,000



NESTLED WITHIN A TUCKED AWAY POSITION, WITHIN BEAUTIFULLY MANICURED PICTURESQUE GARDEN SURROUNDINGS, WITH A BACKDROP OF OPEN FIELDS. AN IMPECCABLY PRESENTED AND CHARMING CHARACTER FORMER BARN, WHICH HAS BEEN SYMPATHETICALLY CONVERTED OVER RECENT YEARS. THOUGHTFULLY DESIGNED AND LAID OUT WITH REVERSED LIVING ACCOMMODATION TO FULLY APPRECIATE THE VIEWS FROM THE FIRST FLOOR LIVING ACCOMMODATION. ALL WITHIN THE SOUGHT AFTER VILLAGE OF TRETHURGY AND A SHORT WALK IN TO THE COUNTRYSIDE, WOODLAND TRAILS AND THE EDEN PROJECT, WITH ST AUSTELL BAY A SHORT DRIVE AWAY. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION AND QUALITY OF FINISH THROUGHOUT. EPC - D
SEE AGENT NOTES



Location:



Trethurgy is a popular Hamlet situated within close proximity to the Eden Project. There are walks within easy reach of the property, including the clay trails, and a Tor. St Austell town centre is situated approximately 3 miles away and offers 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 not far. 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 17 miles from the property.

Directions:



From St Austell head towards the village of Trethurgy. Come down past the children's play park on your left hand side, heading towards the Eden Project. As you head up the hill, take the left hand turn signposted Penwithick, after approx 20 yards you will notice a telephone box on your right. Turn right on the track to the side of the phone box, head up to the end and the property will be set back behind the farmhouse gate.

The Accommodation:



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



From the driveway, door with glazed side panel opening through into entrance hall with slate stone flooring with embedded welcome mat. Carpeted inner hallway and turning staircase to the first floor with understairs storage. Radiator. Doors to all downstairs living accommodation. Door into:

Principal Bedroom:

12'11" x 12'11" at max (3.94m x 3.95m at max)



Offering a dual aspect with a double glazed window to the front enjoying an outlook over garden and driveway, with radiator beneath. Further double glazed doors opening out on to the beautifully landscaped rear garden. Door into:

En Suite:

4'11" x 6'2" (1.50m x 1.89m)



Comprising low level corner WC and hand basin. Part tiled wall surround. Curved glazed shower doors into cubicle. Finished with wood effect floor covering. Chrome heated towel rail and obscure double glazed window with wall mounted extractor and recessed spot lights.

Utility:

4'11" x 6'2" (1.51m x 1.89m)

The slate flooring continues through with embedded welcome mat. Part frosted glazed panelled door with strip wood work surface and Belfast sink with storage cabinet surround. Tiled splash back. Stable door opening to the rear.



The inner hallway widens with door into:

Bathroom:

6'5" x 12'5" at max (1.96m x 3.80m at max)



(at max in to shower). Obscured double glazed window to the side plus recessed spot lights. Comprises large panelled bath with hand basin and low level WC. Chrome heated towel rail. Extractor. Behind the door, fully tiled wet room shower with some attractive glass brick inserts. Recessed spot lighting. Door in to:

Bedroom:

6'1" x 11'11" (1.87m x 3.65m)



Finished with wood effect floor covering. Double glazed window with deep display sill, enjoying an outlook over the fields beyond. Radiator.

**Bedroom:**

7'4" x 11'10" (2.26m x 3.62m)



Radiator beneath a double glazed window with deep display sill.

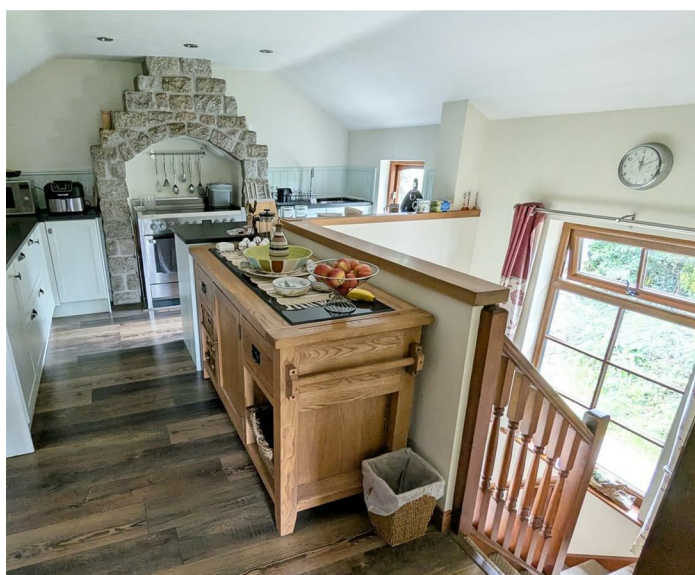
The inner hallway continues through with radiator and part frost glazed panelled door into:

Bedroom:

9'3" x 14'7" at max (2.83m x 4.47m at max)

Currently utilised as an office. Offering a great deal of natural light from two double glazed windows to both sides, both with pull back vertical blinds. Radiator. Velux window. Part exposed beams.

Staircase turns to the first floor, to kitchen area. Large double glazed window.

Kitchen:

Granite stone fire place surround. Five ring electric range style cooker. Stainless steel sink and drainer to the side. Stone work surface and cabinets beneath. Low level picture window with radiator below. Built in appliances of dishwasher and wine fridge. Deep pan slow close drawers. Recessed spot lighting. Double glazed wood doors through to:



Agents Notes

The property has a private septic waste tank
 No gas at the property
 Oil Fired Boiler
 Council Tax Band - E
 EPC Rating - D

Council Tax - E



Broadband & 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		
	67	75
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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