



# Tredore 58 Charlestown Road

Charlestown, St. Austell, PL25 3NN

Guide Price £850,000



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## The Property

Camel Coastal & Country are delighted to bring this stunning Cornish cottage to market. Being sold on the open market for the first time, this property has truly been a cherished family home for generations.

The cottage is beautifully tucked away down a private lane, providing a wonderful sense of rural living. Yet, within a short walk, you can access everything this incredibly popular harbourside port has to offer.

The accommodation in the cottage is surprisingly light and spacious for a property of this era. It features two large reception rooms, both suitable for multi-family use, along with a generous kitchen/dining/family room and an equally sized living/sitting room.

On the first floor, you will find three double bedrooms. The master bedroom enjoys the benefit of an en-suite shower room, while a lovely family bathroom completes this charming cottage's accommodation.

## Charlestown and Surrounding Areas

Charlestown itself is well known for its bustling harbour, boasting an array of restaurants, public houses, coffee shops, and gift shops. Over the years, it has expanded greatly to provide holidaymakers and local residents with everything they need for day-to-day life while retaining all its working harbour character. Set off from the harbour, you will find two beaches, and perched above is a stunning coastal path that takes you around to Carlyon Bay or Duporth.

Within a short walk or drive from Charlestown, you will find yourself in Holmbush or St Austell town centre. Here, you will discover a wide choice of supermarkets, shops, schools, and sporting/social facilities. There is also a bus station and a mainline train station.

Overall Charlestown is the perfect coastal retreat, whether you are looking for a holiday home/investment or for family living, as there is a great all year round community for all ages.

## Entrance Porch

4'4 x 2'2 (1.32m x 0.66m)

## Kitchen/Dining Room

21'10 x 14'11 (6.65m x 4.55m)

## Living Room

21'10 x 12'3 (6.65m x 3.73m)

## Landing

## Master Bedroom

13'11 x 11'8 (4.24m x 3.56m)

## En-suite Shower Room

## Bedroom Two

13'11 x 11'8 (4.24m x 3.56m)

## Bedroom Three

12'6 x 10'2 (3.81m x 3.10m)

## Family Bathroom

## Gardens

The charming cottage boasts both front and rear gardens. The front garden is attractively enclosed by mature trees and walls, offering a private and peaceful spot to relax, especially in the evenings.

The main garden, located at the rear of the property, starts with a delightful BBQ area just off the kitchen, leading up to beautiful, expansive walled gardens. These lawned gardens are complemented by an array of mature trees and shrub borders, divided into two distinct areas. The layout is ideal as a playground for children or for those seeking to create separate zones—such as a family area and an allotment to grow your own fruits and vegetables.

Both gardens offer exceptional privacy, creating a tranquil haven away from the vibrant Charlestown Harbour. Here, you can enjoy the best of both worlds—the lively social atmosphere of the local community, while still having your own peaceful retreat.

Tel: 01872 571454

## Parking

There is a driveway to the side of the cottage that provides parking for three to four cars.

## Directions

Sav Nav: PL25 3NN

What3words: ///conjured.ushering.welcome

## Property Information

Age of Construction: 1800's (Assumed)

Construction Type: Stone(Assumed)

Heating: Mains Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: D

Tenure: Freehold

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

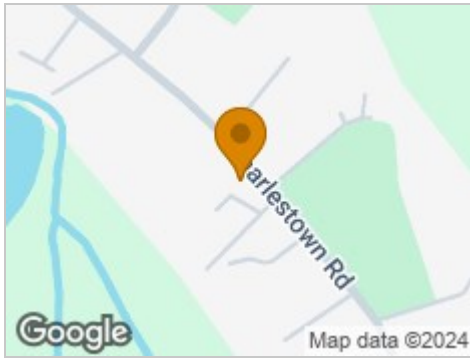
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



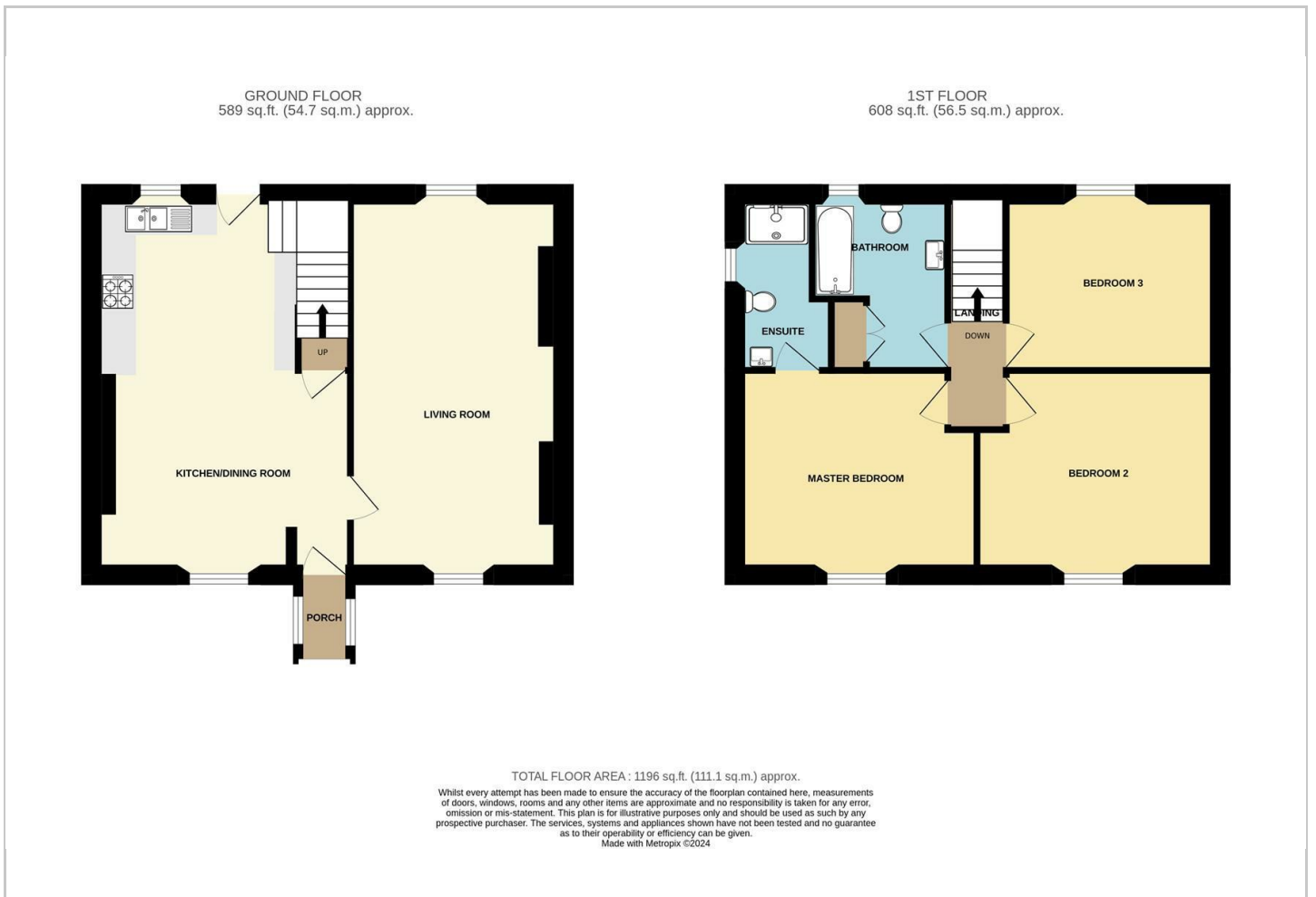
## Hybrid Map



## Terrain Map



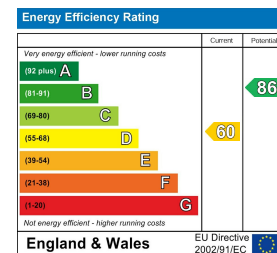
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.