

# Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

## Burngullow Lane, High Street, St. Austell, Cornwall, PL26 7TQ



**£675,000**

- Detached 5 bedroom older style house
- Situated within rural location
- Currently used as a home with income
- Versatile accommodation, potential dual family living
- Large lawned garden approach
- Ample driveway/hardstanding parking
- Oil fired central heating
- Double glazed

This is a unique opportunity to purchase a large 5 bedroom detached older style house, being a former train station and station master's house offering versatile accommodation or home with income. Large gardens and rural views to front elevation.

The accommodation in brief comprises of entrance conservatory, further large conservatory incorporating office, inner hallway with side porch, modern kitchen/breakfast room, lounge with open fire, snug room, 5 bedrooms, 2 with ensuite, bathroom and shower room. The property is served by oil fired central heating and double glazing.

As mentioned the property was a former train station and station master's house and therefore adjoins a railway line and with the original part of the house dating back to the late 1800's. In recent times the current owners have had the property re-roofed and a new boiler and central heating system.

Outside the property is approached via it's own long lane/driveway and running alongside this is a good sized lawned garden with the driveway continuing around the property leading to a hardstanding parking area and garage, along with an additional workshop/store room adjoining this. From the front elevations the property enjoys a rural outlook.

Located within High Street, Lanjeth, the property is within driving distance to local amenities including Trewoon village where there is a convenience store, Post Office and fish and chip shop, St Austell's main town centre is approximately just over 3 miles away where it can benefit from a further range of amenities including mainline railway and bus depot.

**Agent's Note:** The property is on cesspit drainage, along with a public right of way running along this property's driveway. As mentioned the property also adjoins the mainline railway. The property is currently used as a successful B & B, which obviously offers scope to be continued, there is also potential for the property to offer dual family living with it's sizeable accommodation or just to be a superb family home enjoying large gardens.

## Accommodation

Front Entrance	French doors to reception conservatory.
Conservatory	10' 4" x 10' 8" (3.15m x 3.25m) Maximum. Irregular shaped room, tiled flooring, windows to front and side with door to dining room/conservatory and door to breakfast conservatory.
Breakfast Conservatory	7' 0" x 18' 7" (2.13m x 5.66m) Tiled flooring, windows and French doors to front enjoying garden and rural outlook, brick false feature wall and door to inner hallway.
Dining Room/Conservatory	13' 3" x 10' 10" (4.04m x 3.30m) Tiled flooring, French doors to front, again enjoying garden outlook, double doors opening to snug lounge and door to office space.
Inner Hallway	11' 8" x 5' 5" (3.55m x 1.65m) Maximum. Including turning staircase to first floor, door to kitchen/breakfast room and door to side porch.
Side Porch	7' 7" x 5' 4" (2.31m x 1.62m) Window to side and door to side.
Kitchen/Breakfast Room	22' 10" x 13' 5" (6.95m x 4.09m) Fitted with a modern range of blue fronted base and wall units providing cupboard and drawer storage, wood working surface over with tiled splashback, Belfast sink, large American style fridge/freezer space. Feature circular breakfast bar area with wood working surface and inset hob, eye level oven and microwave, plate warmer, built-in dishwasher and inset ceiling spotlights. 2 windows to rear and window to side. Radiator, further window to side and stable door to side. Door to inner hallway.
Inner Hallway	Laminate laid flooring and radiator, door to snug/second lounge and door to lounge.

## Snug/Second Lounge

11' 8" x 10' 1" (3.55m x 3.07m) Laminate laid flooring, feature tiled and stone recessed fireplace housing. TV aerial point, beamed ceiling features, radiator and double doors back to dining room/conservatory.



## Lounge

19' 10" x 12' 9" (6.04m x 3.88m) Including feature large stone fireplace with open fire and beam mantle. Beamed ceiling features, double doors to office space and laminate laid flooring. Window to rear. Radiator.

## Office

7' 1" x 5' 5" (2.16m x 1.65m) Double doors to garden and door back into dining room/conservatory.

## First Floor

### Landing

Doors to 2 bedrooms and bathroom, hallway continuing with doors off to 3 bedrooms and shower room.

### Bedroom 1

11' 10" x 9' 10" (3.60m x 2.99m) Double glazed sash window to front enjoying garden and rural views. Radiator.



### Bedroom 2

13' 2" x 9' 4" (4.01m x 2.84m) Window to side.

### Bedroom 3

11' 7" x 8' 0" (3.53m x 2.44m) Plus door recess and door to built-in wardrobe. Radiator and window to side. Door to ensuite.

### Ensuite

6' 11" x 5' 4" (2.11m x 1.62m) Fitted with a white suite comprising close coupled WC. Vanity unit with wash basin. Tiled shower cubicle with electric shower. Fully tiled walls. Extractor fan and window to rear.

### Bedroom 4

9' 8" x 8' 6" (2.94m x 2.59m) Plus large storage space over staircase bulkhead and double doors to recessed wardrobe. Dual aspect room enjoying rural views with windows to rear and front.

### Bedroom 5

11' 2" x 6' 5" (3.40m x 1.95m) Double glazed sash window to front with views towards the garden and countryside. Radiator. Door to built-in wardrobe and access to ensuite shower room.

- Ensuite Shower Room** 6' 2" x 3' 4" (1.88m x 1.02m) Fitted with a white suite comprising WC, vanity unit with wash hand basin, tiled shower cubicle with electric Triton shower, tiled walls. Extractor fan.
- Shower Room** 5' 0" x 4' 0" (1.52m x 1.22m) White suite comprising WC, fully tiled shower cubicle with Triton electric shower, wash hand basin with vanity unit. Tiled walls. Extractor fan.
- Bathroom** 7' 5" x 7' 2" (2.26m x 2.18m) Fully glazed shower cubicle, close coupled WC and wash basin with vanity unit under, tiled walls and electric shower, patterned glazed window to rear.
- Outside** The property is approached via a long sweeping driveway where the garden runs alongside it to the right hand side. This is laid to lawn with numerous shrub features and adjoins a field.
- Driveway** There is a good expanse of lawn with pathway leading to front entrance. The pathway continues around to the side where there is a paved patio area enjoying distant countryside views. At the rear there is a hardstanding parking area for several vehicles and leads to the rear entrance of the property where there is an external shower room. There are also double doors leading to the garage.
- Garage** 15' 9" x 14' 3" (4.80m x 4.34m) Timber double doors, light, power and water connected. To the side of the garage there is a pathway which leads around to the adjoining workshop which measures 14' 2" x 10' 2" (4.31m x 3.10m) with pedestrian door. To the other side of the garage is a conservatory which is ideal as an external seating area or hobbies room, enjoying distant countryside views along with a further area of garden which was the former railway platform and is currently used as a chicken coop.

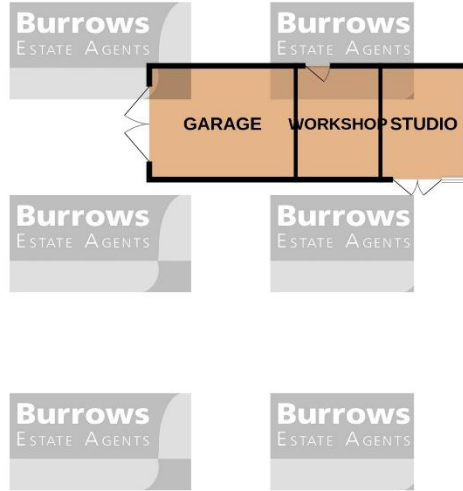
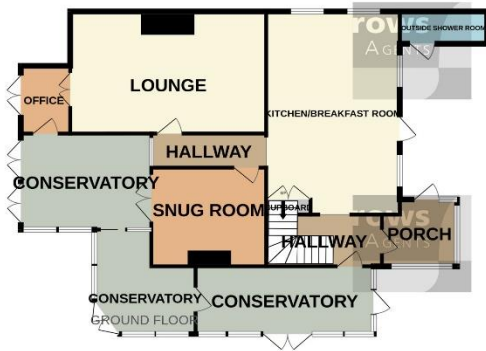
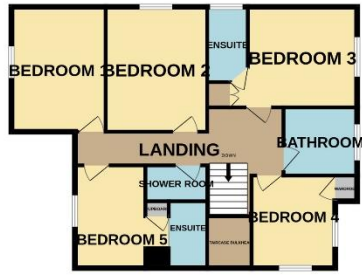
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at June 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

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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