



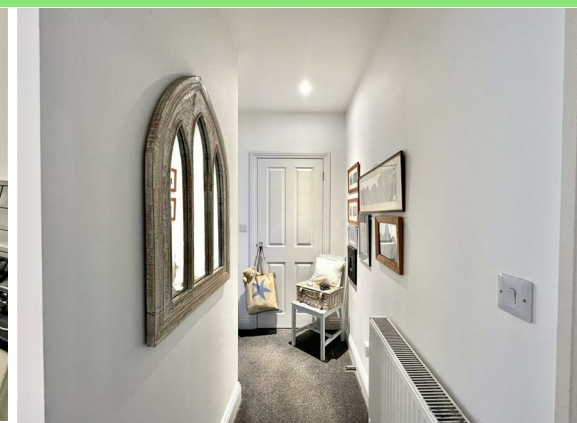
Church Street

St. Blazey

PL24 2NG

Guide Price £200,000

- THREE WELL PROPORTIONED BEDROOMS
- PRIVATE PARKING AVAILABLE
 - COMMUNAL GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
 - OPEN-PLAN LIVING
 - GRADE II LISTED
 - CONVERTED PUB
 - CELLAR INCLUDED
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 1140.98 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are proud to bring to the market this deceptively spacious and truly unique Grade II listed three-bedroom ground floor apartment, bursting with history, character, and charm. Formerly the well-known Cornish Arms, this distinctive building has been sympathetically and tastefully converted into a collection of bespoke residences, with this apartment enjoying the rare advantage of occupying the entire ground floor. Offering a perfect balance of heritage features and modern comforts, it presents an exceptional opportunity for those seeking the convenience of single-level living, a stylish first home, or a lock-up-and-leave bolthole in one of Cornwall's most desirable locations.

On arrival, the sense of history is immediately apparent. The property is entered through the original wooden door, which opens into a bright and welcoming entrance hall, setting a warm and inviting tone. The heart of the home is the expansive open-plan kitchen and dining area, an ideal space for entertaining, family gatherings, or relaxed everyday living. From here, the layout flows effortlessly to three generously proportioned bedrooms, each offering flexibility for use as sleeping accommodation, guest rooms, or even a dedicated study or hobby space. A tastefully fitted shower room completes the interior, blending contemporary styling with the building's character.

The appeal of this apartment extends beyond its interior. Externally, residents enjoy access to a beautifully maintained communal garden, shared with the neighbouring apartments. Mature foliage, established planting, and thoughtfully arranged seating areas create a peaceful retreat, perfect for enjoying a morning coffee, summer barbecues, or simply unwinding with a book. In addition, the property boasts its own separate cellar, equipped with power and offering endless potential, whether utilised as a home office, creative studio, or simply as practical storage. Further benefits include private residents' parking, as well as additional visitor spaces for the convenience of friends and family.

The property has a 999-year lease already in place and connections to mains water, electricity, gas, and drainage. The home also falls within Council Tax Band B. Viewings are highly recommended to appreciate all this exceptional apartment has to offer.

LOCATION

St Blazey is a small town in south Cornwall, about three miles east of St Austell and just inland from Par. Once an important centre for tin, copper and china clay mining, as well as railway transport, it now serves mainly as a residential and local service hub. The town lies close to the River Par and Par Harbour, with the famous Eden Project just outside its boundaries. Together with nearby Par, it forms a community that blends industrial heritage with easy access to the coast and countryside.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Original pub front door. Skimmed ceiling. Skirting. Matted flooring. Door leading into:

OPEN-PLAN LIVING AREA

Skimmed ceiling. Recessed spotlights. Smoke alarm. A range of wall and base fitted storage cupboards and drawers. Extractor hood. Beautiful island with additional storage space. Integrated oven with four ring Lamona hob. Herringbone splash back tiling. Space for an under counter washing machine and tumble dryer. Open fire. Two radiators. Television point. Multiple plug sockets. Carpeted and vinyl flooring.

BEDROOM THREE

Skimmed ceiling. Wooden sash window to the front aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Television point. Carpeted flooring.

BEDROOM TWO

Skimmed ceiling. Sash window to the rear aspect. Built-in wardrobe space. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

BEDROOM ONE

Skimmed ceiling. Single glazed sash window to the front aspect. Built-in wardrobe space. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

Skimmed ceiling. Recessed spotlights. Frosted single glazed window to the rear aspect. Ceramic splash back tiling. Double cubicle housing a mains fed shower. Shaver point. Radiator. W.C. Skirting. Vinyl flooring.

INNER HALLWAY

Skimmed ceiling. Smoke alarm. Recessed spotlights. Airing cupboard. Intercom system. Thermostat. Radiator. Multiple plug socket. Skirting. Carpeted flooring.

REAR HALLWAY

Skimmed ceiling. Consumer unit. Space for a fridge and freezer. Radiator. Skirting. Carpeted flooring. Door leading communal hallway.

EXTERNALLY

COMMUNAL GARDEN

Externally, residents enjoy access to a beautifully maintained communal garden, shared with the neighbouring apartments. Mature foliage, established planting, and thoughtfully arranged seating areas create a



peaceful retreat, perfect for enjoying a morning coffee, summer barbecues, or simply unwinding with a book.

CELLAR

The property boasts its own separate cellar, equipped with power and offering endless potential, whether utilised as a home office, creative studio, or simply as practical storage.

PARKING

Further benefits include private residents' parking, as well as additional visitor spaces for the convenience of friends and family.

SERVICES

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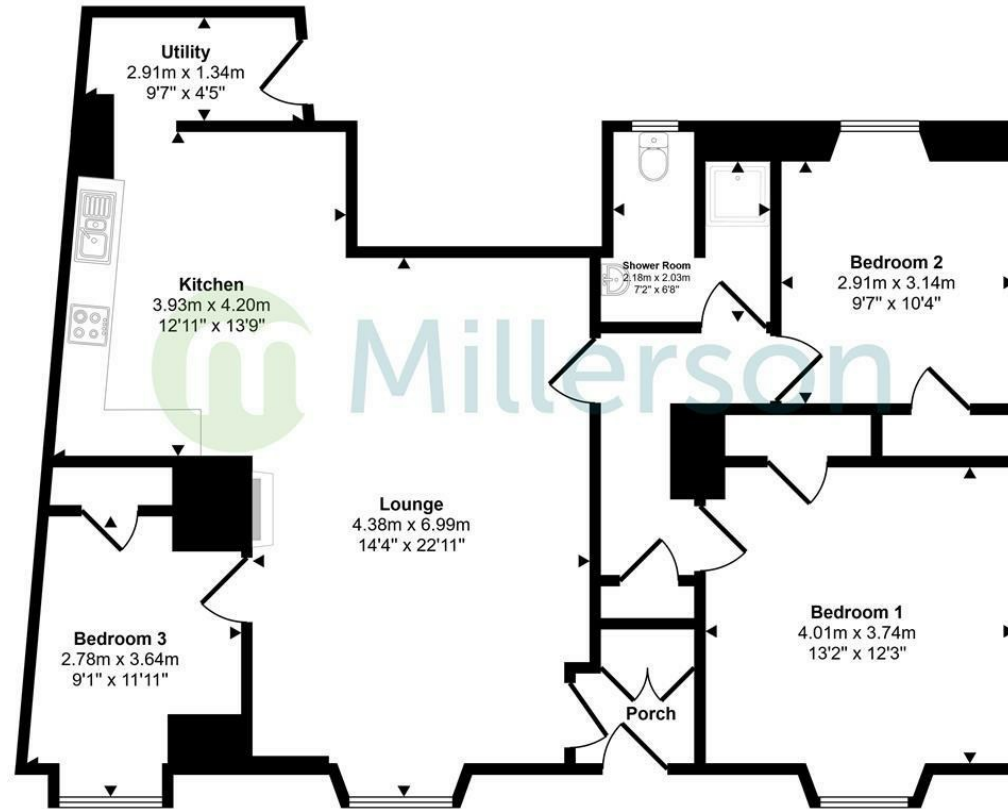
MATERIAL INFORMATION

Verified Material Information
Council Tax band: B
Tenure: Leasehold
Lease length: 990 years remaining (999 years from 2016)
Service charge: £610 pa
Property type: Flat
Property construction: Standard construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains

Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Parking: Communal, Private, On Street, and Gated
Building safety issues: No
Restrictions - Listed Building: Grade II Listed
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Through the communal gated
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: Yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

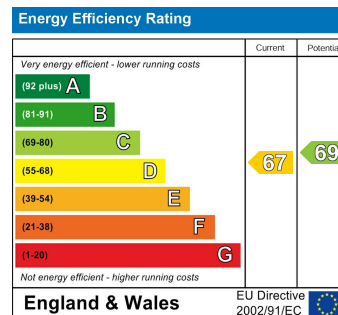


Approx Gross Internal Area
103 sq m / 1108 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Contact Us On The Details Below To Arrange A Valuation

Here To Help

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