



Elm Terrace

St. Austell

PL25 5QF

Offers Over £450,000

- FOUR/FIVE GENEROUS BEDROOMS
- BEAUTIFUL GRADE II GEORGIAN HOME
- WITHIN WALKING DISTANCE TO TOWN CENTRE
- THOUGHTFULLY DESIGNED BESPOKE KITCHEN
- PERFECT FAMILY HOME
- LOVINGLY LANDSCAPED GARDEN
- OFF ROAD PARKING AVAILABLE
- TUCKED AWAY RESIDENTIAL LOCATION
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 3046.18 sq ft



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PROPERTY DESCRIPTION

Millerson Estate Agents are privileged to present this truly magnificent Grade II Listed Georgian townhouse - an elegant and commanding residence tucked away along a peaceful, secluded pathway, and yet only moments from the vibrant centre of historic St Austell. This outstanding home offers the perfect blend of period charm, generous proportions and modern-day convenience, making it a rare and special opportunity for those seeking timeless character within a prime town centre location.

Originally dating back to the Georgian era, the property showcases a wealth of original architectural features, lovingly preserved by the current owners. From the moment you step inside, the grandeur and craftsmanship of this home is immediately evident. The entrance hall, both wide and welcoming, leads into a series of beautifully proportioned reception rooms, each brimming with period detailing such as high ceilings, ornate picture rails, dado rails, sash windows, original window shutters and working cast iron fireplaces. Wooden floorboards run underfoot, further enhancing the traditional warmth and charm of the space.

The heart of the home is a bespoke kitchen, thoughtfully designed with a central island unit and ample workspace, seamlessly combining style and functionality. This flows through to a practical inner hallway, utility room, and a convenient downstairs shower room, ensuring the property meets all the demands of contemporary living while retaining its historic identity.

Upstairs, the spacious split-level galleried landing is flooded with natural light thanks to an exquisite original curved window. The first floor offers four exceptionally well-sized bedrooms, each room offering its own distinctive character and appeal. A large family bathroom, complete with a striking cast iron freestanding bath, and is complemented by an additional shower room and separate WC. A staircase rises to the second floor, where a charming attic room with wooden flooring offers potential as a fifth bedroom, home office, creative space or tranquil reading nook.

Externally, the property enjoys a rare and beautifully private front garden, exceptionally large for a home so close to the town centre. Lovingly landscaped, the garden features a rich tapestry of mature plants, shrubs and trees, including flourishing camellias, graceful acers and a stately eucalyptus, creating a peaceful haven away from the hustle and bustle. A delightful sunroom, complete with light and power, offers the perfect spot to enjoy the garden in all seasons, while a shed provides useful storage.

To the rear, there is a practical work store. Unusually for a central location, the property also benefits from two further tarmacked off-street parking spaces, located directly opposite the entrance to Elm Terrace.

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

(all measurements are approximate)

ENTRANCE HALLWAY

6'10" x 23'4" (2.09 x 7.13)

LOUNGE

14'2" x 14'4" (4.33 x 4.37)

Skimmed ceiling. Coving. Sash window to the front aspect. Open fireplace. Radiator. Television point. Skirting. Carpeted flooring.

DINING ROOM

14'0" x 13'6" (4.29 x 4.12)

Coving. Sash window to the front aspect with bespoke shutters. Fireplace with fully functional log burner installed. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

KITCHEN

14'11" x 12'5" (4.55 x 3.80)

Recessed spotlights. Coving. Sash window to the rear aspect. A range of wall- and base-fitted storage cupboards and drawers. Beautiful island with additional storage facilities and sockets connected. Wash basin with drainage board and detachable hose. Space for a Rangemaster, dishwasher, and fridge. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

INNER HALLWAY

Skimmed ceiling. Smoke alarm. Under-stairs storage cupboard. Multiple plug sockets. Skirting. Tiled flooring.

UTILITY ROOM

6'2" x 5'3" (1.90 x 1.61)

Sash window to the rear aspect. Worcester boiler. Hot water cylinder. Space for a washing machine and tumble dryer. Multiple plug sockets. Exposed flooring.

BEDROOM FIVE

13'8" x 12'0" (4.19 x 3.67)

Skimmed ceiling. Smoke alarm. Consumer unit. Sash window to the rear aspect. Two built-in storage cupboards. Fireplace. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

DOWNSTAIRS BATHROOM

4'10" x 5'8" (1.49 x 1.74)

Skimmed ceiling. Dri-Master. Frosted sash window to the rear aspect. Splashback tiling. Cubicle housing an electric shower. Heated towel rail. W.C. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Beautiful full-length sash window to the front aspect. Fire alarm. Radiator. Plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

14'2" x 13'2" (4.34 x 4.02)

Skimmed ceiling. Sash window to the front aspect. Built-in storage cupboard. Fireplace. Radiator. Television point. Multiple plug sockets. Skirting. Exposed wooden floorboards.

BEDROOM TWO

13'10" x 12'4" (4.23 x 3.76)

Skimmed ceiling. Smoke alarm. Sash window to the rear aspect. Fireplace. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

BATHROOM

12'2" x 10'11" (3.72 x 3.35)

Skimmed ceiling. Recessed spotlights. Sash window to the rear aspect. Built-in storage cupboard. Fireplace. Standalone roll-top bath. Vanity wash basin with additional storage underneath. Radiator. W.C. Skirting. Exposed wooden floorboards.

BEDROOM THREE/OFFICE

10'0" x 4'4" (3.06 x 1.34)

SHOWER ROOM

7'10" x 5'6" (2.39 x 1.68)

Skimmed ceiling. Recessed spotlights. Frosted sash window to rear aspect. Splashback tiling. Cubicle housing mains-fed shower. Wash basin. Radiator. Exposed wooden floorboards.

SEPERATE W.C.

5'1" x 3'8" (1.55 x 1.12)

Skimmed ceiling. Sash window to the rear aspect. Radiator. W.C. Exposed floorboards.



INNER HALLWAY

Smoke alarm. Skirting. Carpeted flooring. Doors leading into:

BEDROOM FOUR

13'10" x 9'6" (4.23 x 2.92)

Skimmed ceiling. Beautiful sash window to the rear aspect. Fireplace. . Under-stairs storage cupboard. Radiator. Multiple plug sockets. Skirting. Exposed wooden floorboards.

SECOND FLOOR LANDING

Exposed beams. Velux window. Carpeted flooring.

ATTIC ROOM ONE

26'6" x 12'2" (8.1 x 3.73)

Exposed beams. Velux windows. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

ATTIC ROOM TWO

Exposed beams. Built-in hanging rails. Radiator. Multiple plug sockets. Carpeted flooring.

EXTERNALLY

GARDEN

Externally, the property enjoys a rare and beautifully private front garden, exceptionally large for a home so close to the town centre. Lovingly landscaped, the garden features a rich tapestry of mature plants, shrubs and trees, including flourishing camellias, graceful acers and a stately eucalyptus, creating a peaceful haven away from the hustle and bustle. A delightful sunroom, complete with light and power, offers the perfect spot to enjoy the garden in all seasons, while a shed provides useful storage. There is also a summer house and an almost new green house in addition to the workshop at the back.

PARKING

This property has off road parking for two vehicles.

SERVICES

This property is connected to mains water, electricity, gas, and drainage. It also falls within Council Tax Band D.

AGENTS NOTE

An EPC has been instructed and will be added to the listing once received.

MATERIAL INFORMATION

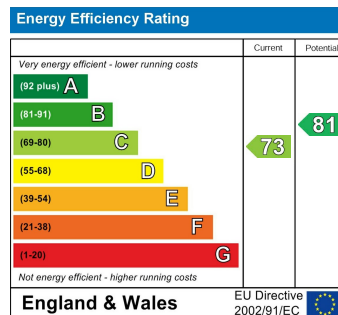
Verified Material Information
Council Tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Aga/Rayburn, Open fire, and Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
Parking: Off Street
Building safety issues: No
Restrictions - Listed Building: Grade II Listed
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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