



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10188

£469,950

117 Edgcumbe Green,  
St Austell, Cornwall, PL25 5EE

**FREEHOLD**



**A beautifully appointed, refurbished detached 4 bedroomed family home with a suntrap south facing garden and an elevated position that provides fantastic views out over St Austell town and miles of surrounding countryside. The property is situated on the favoured western side of St Austell and has the benefit of off-road parking for 3 or more vehicles and a single garage.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, cloakroom, sitting/dining room, conservatory, kitchen/breakfast room.

**First Floor** Principal bedroom with en-suite shower room, 3 further bedrooms, family bathroom.

**Outside** Driveway parking for 2/3 vehicles and further raised concrete parking space. The driveway provides access to a single garage. Small courtyard garden by the front door and gated accesses on either side of the house to the rear garden which is south facing with gently sloping lawns and a central path dropping down to a broad paved terrace at the lower level with built-in shed and greenhouse.



## **DESCRIPTION**

Situated on a popular no-through road of contemporary houses, this superbly refurbished, detached 4 bedroomed family home enjoys an excellent, elevated position that affords the property fantastic views to the south, at the rear over miles of open countryside and St Austell town. Believed to date from the early 1980's this well proportioned 4 bedroomed family home has been greatly improved by the current owners during their residency with replacement sanitaryware, tiling and flooring to the family bathroom and en-suite shower room, a refitted kitchen in wood effect units complemented by black Maia worktop surfaces and a modern range of integrated appliances together with a large central island and



breakfast bar. There is a completely refitted utility room on the ground floor with a cupboard housing a stacked washing machine and tumble dryer. Bedrooms 2 and 3 are both doubles and enjoy lovely south facing aspects over countryside and the town to the rear, whilst bedrooms 4 and the principal bedroom enjoy views to the front.

On the ground floor the entrance hall provides access to a sitting/dining room that is full width at the rear with southerly aspects over the gardens and doors to a conservatory. At the front of the property is a beautifully refitted kitchen/breakfast room.

There is a raised concreted parking space for 1 vehicle and then to the side of the front garden is an asphalted driveway with off-road parking for 2-3 vehicles, also providing access to the single garage. A paved path circumnavigates the front garden with a courtyard area by the front door.

There are gated accesses on either side of the house through to the south facing rear garden which has lawns with a central cut stone path leading down to a large stone paved terrace at the bottom, with a large timber garden shed and greenhouse to one side.



## **LOCATION**

Situated on the favoured western side of St Austell town on a south facing elevated slope that provides panoramic views over the town and miles of surrounding countryside. This popular small development was constructed in the late 1970's, early 1980's and comprises a mixture of detached houses and bungalows that are well spaced, in a residential area



between the town of St Austell and the village of Trewoon, both of which are within walking distance.

Set on the edge of this popular development, 117 Edgcumbe Green has the added benefit of woodland to the rear. Within walking distance or only a short drive away is the well regarded primary school at St Mewan, the village of Trewoon which has a local shop, post office and a popular local inn offering food and beverages (The White Pyramid). The wide ranging amenities offered by St Austell town are also within walking distance or a short drive away and comprise a high street of assorted shops together with an adjacent shopping centre and multi screen cinema. There are out of town trading estates and supermarkets, a variety of sports clubs, a large leisure centre, library and coach/bus station.

The mainline railway station provides a direct link to London Paddington with approximate travel time of 4½ hours. There are lovely walks to be enjoyed through the surrounding countryside including miles of 'clay trails'. The South West Coast Path connects popular beaches around St Austell Bay including Porthpean which has a golf club and active sailing club, Duporth Beach and the picturesque port of Charlestown with its elegant shops and harbour that is home to several tall ships and has two village beaches with an excellent mix of wine bars, pubs and restaurants.



Continuing around the bay is the large sandy beach at Carlyon Bay with a quality 18-hole coastal golf course above it and the four star Carlyon Bay Hotel, beyond that is Spitt Beach and Par Sands with a nature reserve at the rear centred around a lake. The coast path then leads around the Gribbin Headland to the deep natural harbour at Fowey which offers sailing facilities and two yacht clubs which hold races in the waters of St Austell Bay in the summer

months and the deep natural harbour plays host to pleasure craft, sailing boats and commercial shipping alike whilst its picturesque streets offer a wonderful day out with niche shops, bars, restaurants and local businesses.

From St Austell there are excellent links to the rest of the county including a cross county to Newquay where there are beautiful golden sand beaches facing the Atlantic swells and presenting excellent surfing and bathing opportunities. Above Newquay is Cornwall Airport providing a variety of shuttle flights to other UK destinations and some European. The road network from St Austell connects easily to the A30 which is Cornwall's main arterial dual carriageway which, north eastwards, provides a direct link to Exeter and the national motorway network whilst south westwards provides a swift route to all of Cornwall's north and south coastal resorts, all the way down to St Ives, Penzance and Marazion. Other nearby attractions include the Lost Gardens of Heligan and the world renowned Eden Project.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

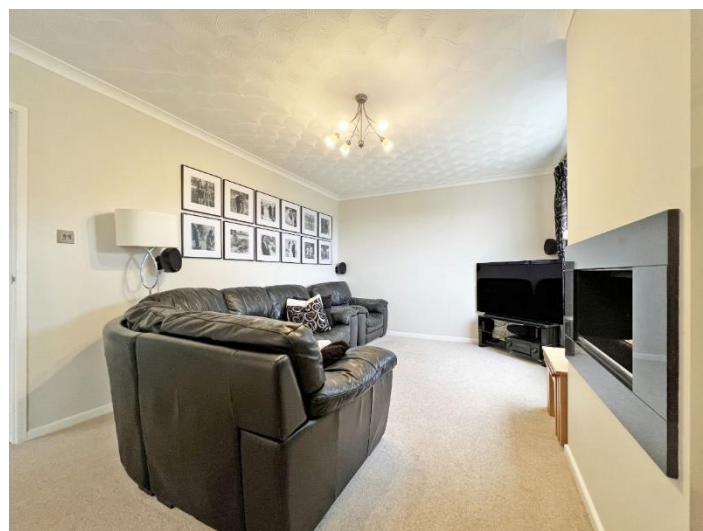
Covered entrance with outside courtesy light and step to part double glazed black panelled front door opening onto the:-

**ENTRANCE HALL** Radiator, stairs ascending to the first floor with understairs storage cupboard, further built-in airing cupboard with racks of slatted shelving, double glazed window to the front, coved ceiling. Doors off to:-

**CLOAKROOM** White suite comprising a low level wc, pedestal wash hand basin, half height tiled walling, vinyl tiled flooring, opaque double glazed window, coved ceiling with inset downlighters, radiator.

**SITTING / DINING ROOM – 25'4" x 11' in the sitting room, 8'2" in the dining room.**

**SITTING AREA** Large double glazed picture window providing lovely views over the back garden to miles of open countryside beyond and St Austell town, radiator, television aerial point, coved ceiling. Wall mounted cartridge style gas fire with honed black granite outer surround, glazed door returning to the entrance hall.





**DINING AREA** Coved ceiling, radiator, double glazed sliding door and adjacent window opening onto the;-

**CONSERVATORY – 9'5" max. x 7'7" to the glass.** Double glazed windows on three sides providing lovely views over the gardens to the surrounding countryside and St Austell town. Double glazed door to the rear garden, radiator, pitched ceiling with inset ceiling blind and further fitted venetian blinds to the side windows.



**KITCHEN / BREAKFAST ROOM – 12'7" x 11'3"** A lovely triple aspect room with double glazed windows on three sides. The kitchen is well fitted with a range light oak finished cabinets comprising a comprehensive range of base level cupboards and drawers with further matching wall cupboards. One full height cupboard, surrounding black Maia composite worktop surfaces and upstand with an inset 1½ bowl stainless steel sink unit with chromium mixer tap. An excellent range of integrated appliance include a fridge and separate freezer, dishwasher, Bosch double oven and grill, five ring Bosch gas hob with illuminating Bosch filter hood above and attractive metallic flecked black glass finished wall splashback. Large central island unit to match the kitchen, built-in cupboards on both sides, black Myer worktop with raised glass breakfast bar on chromium supports and room for bar stools. Concealed pelmet lighting to the worktop surfaces, coved ceiling with inset downlighters, radiator. Mottled white matt vinyl tiled flooring.



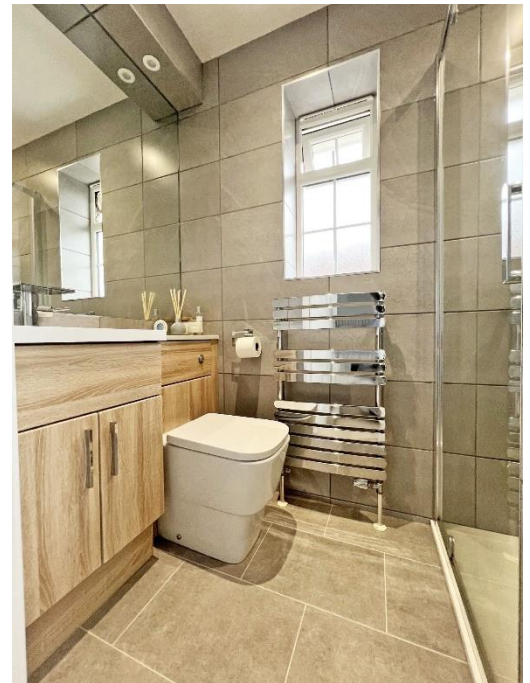
**UTILITY ROOM** The utility room is well fitted with a range of light grey matt cabinets comprising base level cupboards including an integrated wine cooler. Further matching wall cupboards with an open shelved unit, fitted white ceramic Butler sink with chromium mixer tap and composite white stone worktop surfaces on either side with matching upstands and concealed pelmet lighting. Mottled white vinyl tiled flooring to match the kitchen, opaque double glazed door opening on the side path. Full height cupboard housing a stacked washing machine and tumble dryer. Kick space LED lighting.

From the entrance hall a staircase with wooden handrail and chromium banisters ascends to a:-

**GALLERIED LANDING** Loft hatch access, covered ceiling, built-in storage cupboard with radiator. Doors off to:-



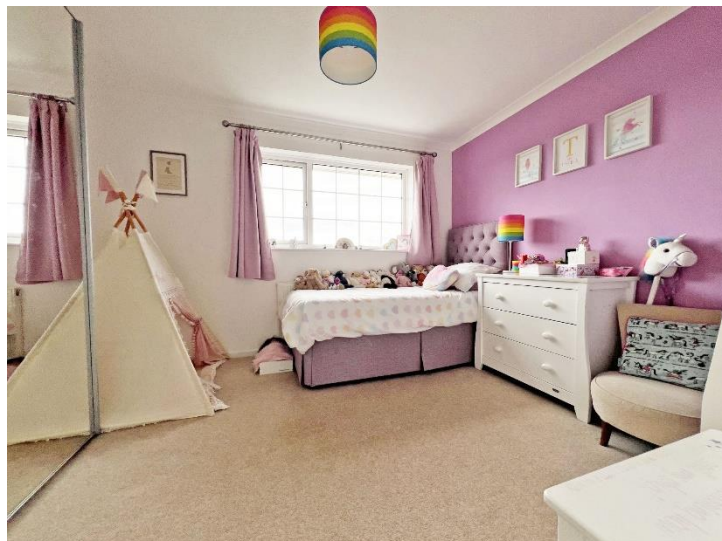
**BEDROOM 1 – 11'3" x 9'5" narrowing to 8'8"** Built-in wardrobe cupboard with hanging rail space and shelving. Double glazed window overlooking the front garden, radiator. Coved ceiling, television ariel lead. Door to:-



**EN-SUITE SHOWER ROOM** Beautifully refitted with a white shower tray enclosed by grey tiles with a fitted shower and chromium fittings, inset wall toiletry shelving, wash hand basin on a vanity cabinet with toiletry shelf to the side and tiled splashback with large wall mounted mirror above and inset downlighters. Low level wc with concealed cistern, fully tiled walls, opaque double glazed window, vinyl tiled floor, chromium ladder radiator/towel rail.



**BEDROOM 2 – 12'9" x 10'2"** Double glazed picture window providing lovely far reaching views over countryside and St Austell town. Radiator, coved ceiling, TV aerial lead, a range of built-in display shelving.



**BEDROOM 3 – 12'2" x 9'8"** Double glazed window providing far reaching views over countryside and St Austell town radiator, coved ceiling.

**BEDROOM 4 / STUDY – 10' x 7'** Double glazed window overlooking the front garden, storage/display shelf, coved ceiling.

**FAMILY BATHROOM** White suite comprising a panel enclosed P bath with chromium mixer tap and fitted Mira Azora shower at one end, tiled wash hand basin, low level wc, fully tiled walls, vinyl tiled floor, chromium ladder radiator/towel rail, opaque double glazed window.



## OUTSIDE

The property is approached from the road via an asphalted driveway which provides off-road parking for 2/3 vehicles and access to the **SINGLE GARAGE – 17'2" x 8'4"** metal up and over door to the front, double glazed window with views to the rear, electric light and power points, loft access to eaves storage space.

There are gated accesses on either side of the house with tiled pathways leading down into the rear garden. The access to the right has wall mounted electric and gas meters and behind the garage is a paved patio area below which are attractive well stocked flowerbeds with a central pond and crazy paved surround. A crazy paved patio continues around the back of the house accessing the door from the conservatory. The rest of the gardens have been beautifully landscaped with light grey shallow stone steps descending through well manicured lawns on either side to a large paved patio at the end. To one side of which is a aluminium framed greenhouse and timber garden shed. There is a mature apple tree and



high hedged boundaries with an excellent screen provided by the mature bushes and close board grey painted fencing.



### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL25 5EE.

**SERVICES** Mains water, mains electric, mains gas, mains drainage.

**COUNCIL TAX BAND** D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Approaching St Austell from the Truro direction on the A390 proceed into the outskirts of the town coming down St Mewan dip and up the other side into the forty mile an hour speed limit zone, go over the crest of a hill, straight on at the first roundabout and then take the first turning left along the top of a large triangle of green grass and mature trees towards Newquay on the A3058. Proceed a short distance down to a set of traffic lights at which turn left following signs to Newquay. Proceed up the hill and near the crest turn left into Edgcumbe Green, follow the road straight through, down a hill with countryside and town views in front of you and as the road levels out at the bottom number 117 will be found on the left hand side.

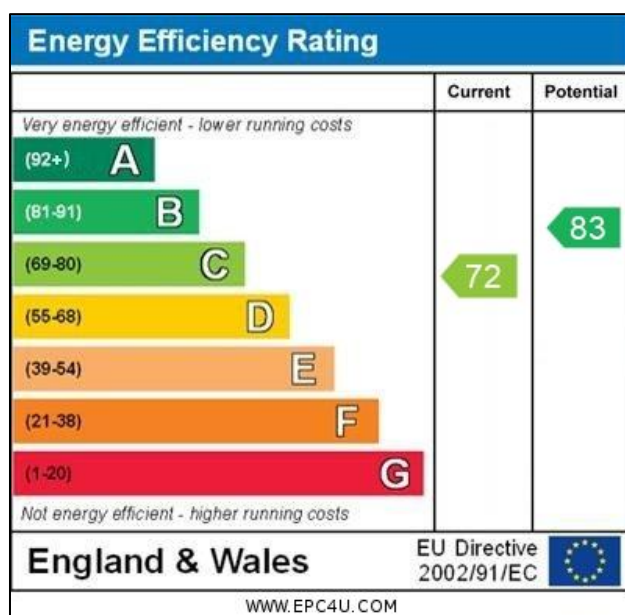


**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**

## Edgcumbe Green, St. Austell

Approximate Area = 1325 sq ft / 123 sq m

Garage = 97 sq ft / 9 sq m

Total = 1422 sq ft / 132 sq m

For identification only - Not to scale

