



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10321

£595,000

Bridgemean,
Tregorrick, St Austell, Cornwall, PL26 7AG

FREEHOLD



Available for the first time in 38 years.

An attractive detached 4 bedroom house believed to date from the 1930's in a large garden plot of approximately $\frac{1}{4}$ of an acre including a 2 bedroom chalet, attached garage and a large carport. The house enjoys some lovely views over gardens and countryside and is close to lovely wooded riverside walks.



SUMMARY OF ACCOMMODATION

MAIN HOUSE

Ground Floor Entrance vestibule, entrance hall, sitting room, dining room, garden room, kitchen/breakfast room, utility, shower room/wc.

First Floor 4 bedrooms, family bathroom.

Second Floor 2 attic storage rooms.

The Chalet 2 double bedrooms, sitting room, kitchen/dining room, shower room.

Outside A single garage attached to the chalet, large carport area adjacent to the house, driveway parking and turning for numerous vehicles. Predominantly lawned garden with inset fruit tree and soft fruit area.

In all, the grounds extend to approximately $\frac{1}{4}$ of an acre.



DESCRIPTION

Bridgemean is an attractive detached four bedroom family home believed to date from the mid 1930's with a two bedroom chalet in the grounds a garage and large carport. The property is accessed from a private road leading to an asphalted driveway which provides

parking and turning for numerous vehicles with a garage and attached chalet. Attached to the house is a large covered carport area. The property is situated within a large garden plot with lawned gardens around the house, well stocked flower and shrub beds and a raised paved sun terrace at the back, with an adjacent fruit tree and soft fruit area.

The property has been well maintained by our current clients who have resided in the property for the last 38 years. Virtually all the windows are double glazed apart from the pantry and two wc's. The kitchen has been refitted and upgraded with new integrated appliances and a new shower room has been installed on the ground floor. There are three excellent reception rooms comprising a sitting room with a bay window facing the best views, a generous dining room, a garden room with doors opening onto the gardens and a utility room off the kitchen.

On the first floor, are four bedrooms (bedroom four is currently used as a study), plus a family bathroom and separate wc. From the first floor landing is a staircase ascending to two large attic storage rooms which may well have potential for conversion to further bedrooms, subject to any necessary consents.



A mains gas fired boiler supplies central heating and hot water to the main residence and the detached two bedroom chalet has gas central heating. The chalet provides a sitting room, kitchen/dining room, two double bedrooms and a shower room with hot water supplied to the kitchen and two sinks in the bedrooms via an Ariston electric water heater underneath the kitchen sink.

LOCATION

Bridgemoor is situated in the popular rural hamlet of Tregorrick on the south western side of St Austell town situated just a short driveway away from the local beaches of Duporth and Porthpean. Within an easy walk is a large tract of open woodland called Kingswood providing beautiful riverside and woodland walks and a cycle path down to the beach at Pentewan which has a pub and village facilities. Beyond that, is the picturesque fishing village of Mevagissey with its inner and outer harbours housing a still active fishing fleet and from where fishing trips can be booked on various day boats. There are golf courses nearby in the village of Polgooth and at Duporth and both Porthpean and Pentewan beaches have active sailing clubs.

The nearest town is St Austell offering a wide range of leisure, commercial and retail facilities, out of town trading estates and supermarkets, a large leisure centre, a variety of sports clubs, a library and mainline train and coach stations. St Austell enjoys a rail link to London Paddington with approximate travel time of 4½ hours.

The road network from St Austell provides swift access to the A38 and A30. The A30 being Cornwall's main arterial road providing a dual carriageway link all the way northwards to Exeter and southwards provides easy and swift access to both north and south coastal resorts throughout Cornwall which include surf resorts such as Newquay, St Ives and St Agnes, where there are golden sandy beaches that meet the Atlantic swells. On the softer, southern coast are subtropical gardens and beautiful bathing beaches. A short drive away to the north west is Cornwall Airport Newquay providing daily shuttle flights to a variety of UK cities and some European destinations.

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

Wooden front door with upper period stained glass panels opening onto:-

ENTRANCE VESTIBULE Stained glass panelled front door with attractive stained glass panel surround opening onto:-

ENTRANCE HALL – 18' maximum x 6' Radiator, corniced ceiling, picture rails, double glazed window overlooking front garden. Turning staircase to the first floor with small understairs storage cupboard and further walk-in cupboard with double opaque glazed window, doors off to:-



SITTING ROOM – 15'8" into bay x 11'3" A walk-in bay window with double glazed windows overlooking the side terrace and woodland/gardens beyond. Built-in white marble style fireplace and hearth with a gas burning coal effect fire and recessed book/display shelving to one side, high ceiling, glazed door to:-



GARDEN ROOM – 11'9" x 8'8" (to the glass) A lovely light room with double glazed sliding patio doors and adjacent windows on both sides opening onto the gardens, tile effect flooring, three wall light points, wall mounted electric panel heater.



DINING ROOM – 12'4" x 12'4" into the chimney breast recesses Cartridge style gas fire with built-in cupboards on either side and display shelves above. Picture rails, high ceiling. A bank of double glazed windows overlooking the side terrace, radiator, telephone point.

KITCHEN / BREAKFAST ROOM – 11' x 17' maximum narrowing to 11'9"

The kitchen has been refitted with a range of cream fronted cabinets with brushed stainless steel handrails comprising a comprehensive range of base level cupboards and drawers with further matching wall cupboards and surrounding Corian style worktop surfaces and upstands with an inset 1½ bowl stainless steel sink unit with mixer tap and inset draining board to one side. Undercounter pelmet lighting. On one side is an integrated Smeg cooking range with a six ring gas hob and oven/grill beneath, Smeg illuminating filter hood above with stainless steel wall splashback, dishwasher, peninsula breakfast bar in Corian style to match the kitchen worktops, with cupboards beneath and a further wall cupboard. Tiled effect flooring, radiator, double glazed windows overlooking the garden, coved ceiling. Walk-in pantry cupboard with fitted shelving and opaque glazed window, with door to:-



REAR LOBBY Tile effect flooring, part opaque glazed wooden door to the front driveway, radiator, door to:-

SHOWER ROOM White suite comprising a fully tiled shower cubicle with fitted Mira Sport shower, wall mounted wash hand basin, low level wc, tiled walls, contrasting ceramic tiled floor, chromium ladder radiator/towel rail, two opaque glazed windows, wall mounted mirror.

UTILITY ROOM – 8'3" x 5'9" Wall mounted white butler sink with tiled walled surrounds, space for washing machine to the side, part tiled walls, wall mounted Worcester mains gas fired boiler to supply domestic hot water and central heating, two fitted wall cupboards, ample room for fridges, freezers etc. Opaque glazed uPVC door to the garden, tile effect flooring, wall mounted electronic programming controls for the central heating and hot water.

From the entrance hall, a turning staircase ascends to the galleried first floor landing with a half landing over which is a high part opaque and stained glass double glazed window providing plenty of light to the stairwell. Loft hatch access, staircase ascending to the second floor, doors off to:-

BEDROOM 1 – 15'8" into bay x 11'3" to chimney breast A walk-in bay window has double glazed windows overlooking the gardens and woodland. Built-in double wardrobe with drawers beneath, wall mounted white sink unit, radiator, picture rails.



BEDROOM 2 – 12'5" x 12'5" into chimney breast recesses A bank of double glazed windows on one side provide lovely views over gardens and woodland, radiator, picture rails.

BEDROOM 3 – 11' x 7'9" Double glazed window, picture rails, radiator.

BEDROOM 4 / STUDY – 7'9" x 6' Double glazed window, radiator.

FAMILY BATHROOM White suite comprising a panel enclosed bath with tiled walled surrounds and fitted Mira Sport shower above, pedestal wash hand basin with wall mounted mirror above, chromium ladder radiator/towel rail, opaque double glazed window. Built-in airing linen cupboard housing a foam dipped hot water cylinder with immersion facility and pine slatted shelving above.



SEPARATE WC White low level wc, opaque double glazed window.

From the first floor landing, a turning staircase ascends to the second floor landing with built-in storage cupboard and doors off on either side to eaves storage rooms. To the left is:-

EAVES STORAGE ROOM 2 – 10'9" x 9'8" (floor area) Built into the eaves with restricted head height to side. Double glazed Velux skylight window providing lovely views over fields, radiator, built-in desk with storage cupboards on either side, further built-in storage cupboards and eaves storage access, central light point, two wall light points. To the right is:-



EAVES STORAGE ROOM 1 – 25'5" x 14'8" (floor area) Double glazed Velux skylight window providing views over gardens, restricted head height to the sides in the eaves, electric light points, fully boarded floor.

THE CHALET



UPVC part glazed panelled door:-

ENTRANCE HALL Wall mounted Worcester Bosch gas fired boiler to provide domestic hot water and central heating, glazed door to:-

INNER HALL Built-in storage cupboard with wall mounted electric consumer circuit breaker board and meter, doors off to:-

SITTING ROOM – 14' x 12' Double glazed windows overlooking the garden, double glazed door opening onto a small terrace and the garden, coved ceiling, feature fireplace with fitted coal effect gas fire, built-in shelved storage cupboard, telephone point, radiator, coved ceiling, television aerial point.



KITCHEN / DINING ROOM – 11'9" x 6'8" extending to 12' Dual aspect with double glazed windows overlooking the garden. The kitchen is well fitted with a range of white gloss cabinets comprising base level cupboards and drawers with further matching wall cupboards and surrounding roll edged laminated worktop surfaces with tiled walled surrounds. Single drainer stainless steel sink unit with chromium mixer tap, fitted cooker with four ring gas hob top and oven/grill beneath, tiled walled surrounds, ample room for table and chairs, radiator, vinyl covered floor and room for upright fridge/freezer, built-in shelved storage cupboards. Under the sink is an Ariston electric water heater (this supplies hot water for the kitchen and the two sinks in the bedrooms). To the side is space for an appliance.

BEDROOM 1 – 12' x 12' narrowing to 10' by the wardrobe Double glazed window overlooking the garden, built-in double wardrobe with further cupboards above. Fitted sink, tiled walled surround and cupboards above and beneath. Radiator, telephone point.



BEDROOM 2 – 9' x 8'9" Fitted single wardrobe with further cupboard above, recessed wash hand basin with tiled walled surrounds and cupboards above and below. Built-in single wardrobes on either side, double glazed window overlooking the front driveway, radiator.

SHOWER ROOM White suite comprising fully tiled shower cubicle with fitted electric shower, low level wc, wood effect vinyl flooring, radiator, opaque double glazed window, wall mounted Dimplex electric fan heater.

OUTSIDE



Beside the chalet is an attached:-

GARAGE – 18'7" x 9' Windows to the rear providing natural light, up and over metal door to the front, electric light and power points.

The driveway enters the grounds between twin gate pillars with an asphalted driveway leading up to the house where it broadens to provide a wide parking and turning area with parking in front of the garage and chalet. Attached to the house is a:-

THREE BAY CARPORT – 30'5" narrowing to 16'7" x 21'8" narrowing to 12'6" Fitted wooden frame with flat roof centre and polycarbonate roofing panels to the side, brick paved flooring, external electric power point. Beneath the carport are both front and back doors.

There is a well planted flower and shrub bed down the left hand side of the driveway and to the right, an asphalted path leads through well manicured lawns with a timber garden shed to one side and further gravelled hardstanding for trailers, boats etc. Lawns drop down to the lower boundary where there is a fruit garden with soft fruit bed and apple tree. Around to the rear of the house is a raised paved sun terrace with a path along the bottom following round to a large lawn in front of the chalet. In all the plots extends to approximately $\frac{1}{4}$ of an acre and there is an outside hose by the back door and outside lighting to the carport area and chalet.



Three fields nearby, totalling $7\frac{1}{2}$ acres, have been purchased by the owners of Bridgemead and 32 other nearby properties as the 'Tregorrick Field Trust'. The fields are jointly maintained and used for recreation and dog walking etc.

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 PL26 7AG.

SERVICES Mains water, mains gas, mains electricity, mains drainage. Gas fired central heating to the main house via radiators, mains gas fired heating to the chalet via radiators with an electric Ariston water heater providing hot water to the kitchen sink and the two sinks in the bedrooms.

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

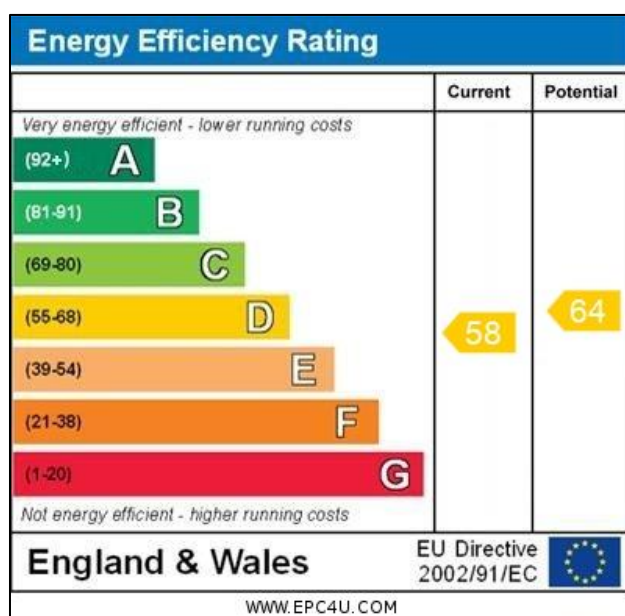
DIRECTIONS From St Austell town centre follow South Street down to a triple roundabout, at which proceed straight across towards Mevagissey on the B3273. Follow this road through the 30mph speed limit and on into a 40mph limit. After 0.2 of a mile turn left towards Tregorrick, proceed around a left hand bend and just after a traffic calming measure on the right, turn right to a road that splits into four, Bridgemead is the second house on the right 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.

Bridgemead, Tregorrick, St. Austell

Approximate Area = 2021 sq ft / 187.8 sq m

Limited Use Area(s) = 178 sq ft / 16.5 sq m

Garage = 183 sq ft / 17 sq m

Annexe = 698 sq ft / 64.8 sq m

Total = 3080 sq ft / 286.1 sq m

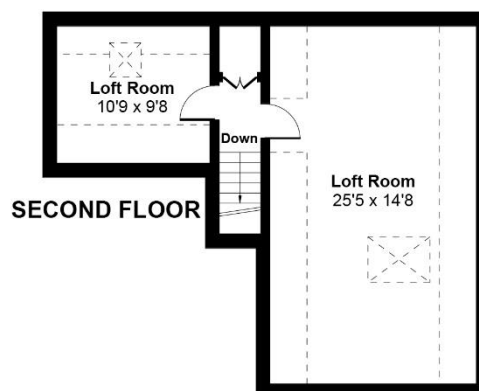
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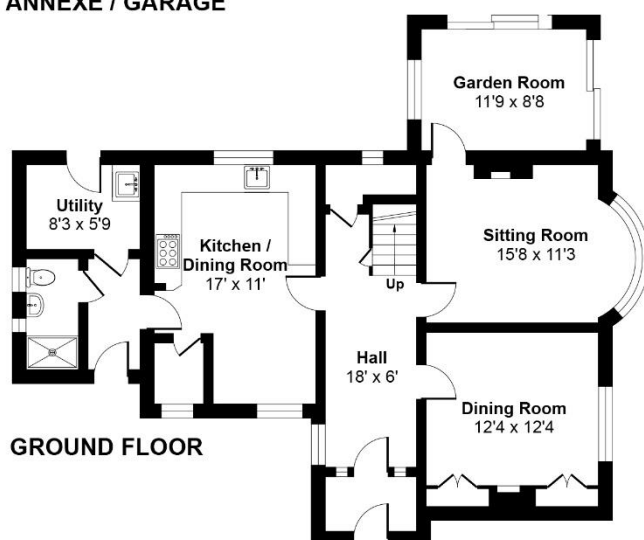
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head height



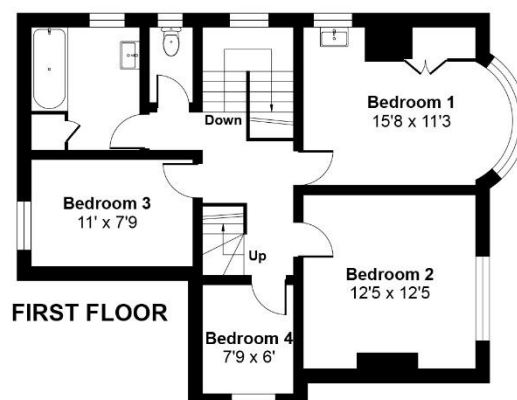
ANNEXE / GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



For reference only, not to form any part of a sales contract.

