



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR94917231

£269,950

**1 Wesley Hall, Wesley Place,
Mount Charles, St Austell, Cornwall, PL25 4QA**

FREEHOLD



An impeccably presented semi-detached residence created from a converted former Wesleyan Chapel offering generously proportioned 3 bedrooomed accommodation with a large open-plan reception room, quality kitchen with integrated appliances, white sanitaryware and the potential to extend the accommodation further into a large loft space, subject to any necessary consents. Conveniently situated with easy access to St Austell town centre and the excellent local amenities of Mount Charles.



SUMMARY OF ACCOMMODATION

Ground Floor Covered entrance, entrance hall, cloakroom, sitting/dining room/kitchen. Built-in tiled utility cupboard.

First Floor Principal bedroom with en-suite shower room, 2 further bedrooms, family bathroom.

Outside Parking space for two vehicles, on a paved forecourt with a small but attractive walled terrace/garden.

DESCRIPTION

Superbly converted from a former Weslyn Chapel, 1 Wesley Hall offers an exciting opportunity to purchase a characterful residence, with beautifully proportioned and generous accommodation. To the ground floor is a large entrance hall with attractive ceramic tiled flooring, off which is a cloakroom and large open-plan sitting room/dining room/kitchen. The kitchen is well fitted with a range of gloss light grey cabinets with integrated appliances. Off the hallway is a built-in utility cupboard with shelving, plumbing for a washing machine and space for a tumble dryer.

A turning staircase to a large first floor landing off which can be accessed two double bedrooms and a single bedroom. The principal bedroom has an en-suite shower room and there is a family bathroom which is beautifully fitted with a Victorian style suite including a freestanding roll top bath and tessellated tiled flooring. There is potential from the large landing to create a further staircase up into a very generous loft space which has excellent ridge height and could become further accommodation, subject to necessary consents.

The property has mains drainage, water and electricity with electric panel radiators. To one side a small walled terrace area, ideal for table chairs. There are two parking spaces in front of the building on a paved forecourt, with further unrestricted parking areas in the surrounding streets.

The property has a Waldons security burglar alarm, Keylite window blinds on the first floor and electric Venetian blinds on the ground floor windows.

LOCATION

Set discreetly in Mount Charles, the property benefits from immediate access to a playgroup and primary school, excellent local shops including a mini supermarket, chemist, pub and restaurant/takeaway whilst also being on a main bus route into St Austell town centre, which is also in walking distance or a short drive away. Also, within easy walking distance to the beautiful harbourside port of Charlestown and a further primary school.

St Austell's town centre provides a wide array of high street and local trading shops both on the high street and in a modern shopping centre which includes a multi-screen cinema. The town also has an excellent supply of out of town supermarkets, trading estates a variety of sports clubs and a large leisure centre.

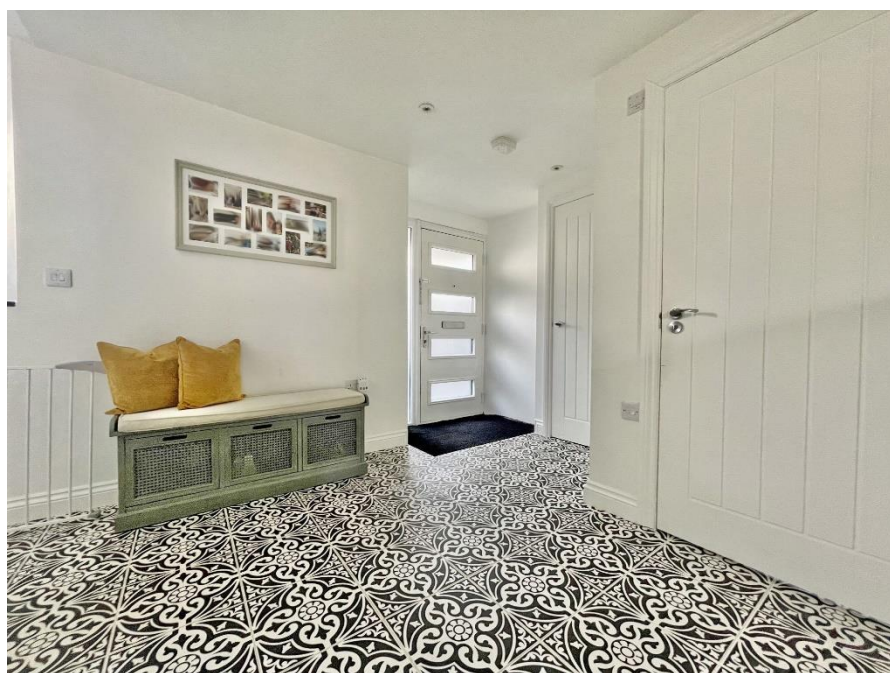
The property is a short drive away from several excellent sandy beaches at Carlyon Bay, Duporth, Porthpean and Pentewan. Both Pentewan and Porthpean have active sailing clubs operating from them and Porthpean also has a golf course. There are further championship 18-hole golf courses further along the coast at Carlyon Bay and inland at Lanhydrock. Other nearby attractions include the Eden Project and the Lost Gardens of Heligan with sailing facilities available from the nearby deep water harbour at Fowey which has two yacht clubs, sailing clubs and hosts an annual regatta.

St Austell mainline station has a direct link to London Paddington with approximate travel time of 4½ hours, the A390/A38 provides a swift route north eastwards to the city of Plymouth and Devon whilst the A30 is also easily reached and provides a dual carriageway link all the way northwards to Exeter where it joins the national motorway network. To the east lies Cornwall Airport Newquay providing access to a wide array of UK destinations and an ever increasing number of European ones.

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

Covered entrance porch with slate roof, outside courtesy light, part opaque double glazed panelled front door with adjacent double glazed window opening onto the:-

ENTRANCE HALL Recessed mat well and attractive mosaic tiled floor, inset ceiling downlighters. Large walk-in storage/utility cupboard with plumbing and waste for washing machine and room for tumble dryer above, two electric power points, tiled walls and fitted shelving. Fully programmable wall mounted electric heater. Door to airing linen cupboard housing a Superflow pressurised hot water cylinder with immersion facilities and adjacent wall mounted electric consumer circuit breaker board.



CLOAKROOM White suite comprising a low level wc, pedestal wash hand basin, attractive half height white tiled bevelled edged tiled walls with chromium electric towel rail/radiator, opaque double glazed window with deep slate sill, attractive mosaic tiled flooring, inset ceiling downlighters, extractor fan, wall mounted mirror fronted medicine cabinet.



SITTING ROOM / DINING ROOM / KITCHEN – 19'2" x 18'6" This is a lovely light dual aspect room with large double glazed picture windows on two sides. In one corner is an attractive fitted kitchen with light grey gloss units comprising base level cupboards and drawers with further matching wall cupboards, a full height unit and a peninsula breakfast bar which semi divides the kitchen area from the dining area. Surrounding white quartz effect laminated worktop surfaces with attractive white bevelled edged gloss white tiled wall surrounds, four ring ceramic hob with illuminating filter hood above, Indesit double oven and grill with separate microwave combination oven above, integrated dishwasher and fridge. The kitchen and dining areas are finished with light grey laminate wood flooring and from

the dining area an opaque double glazed door and adjacent window, opening onto a side path which lead out to the front garden. The lounge area is carpeted with telephone and TV/satellite aerial points. At one end is a large understairs walk-in storage cupboard and there are inset ceiling downlighters throughout the room. Fully programmable wall mounted electric heater.

From the entrance hall a turning staircase with wooden handrail, newel posts and banisters ascends to a:-

LARGE FIRST FLOOR LANDING

Large loft hatch access with fold down wooden ladder leading up into a huge attic space with high vaulted ceiling and exposed trusses. There is excellent potential for further loft conversion to provide more room, subject to any necessary consents. Fully programmable wall mounted electric heater. From the landing there are doors off to:-



BEDROOM 1 – 12'6" x 9'7", narrowing to 9' Large double glazed Keylite roof window with deep slate sill beneath, door to:-



EN-SUITE SHOWER ROOM White suite comprising a fully tiled shower cubicle with white gloss tiles, fitted shower with chromium fitment, low level wc, pedestal wash hand basin, half height tiled wall, attractive mosaic tiled flooring, wall mounted electric chromium ladder radiator/towel rail, inset ceiling downlighters, extractor fan, mirror fronted wall mounted medicine cabinet.

BEDROOM 2 – 12' x 10'6" Double glazed Keylite roof window with deep slate sill beneath, part vaulted ceiling. Electric panelled radiator.



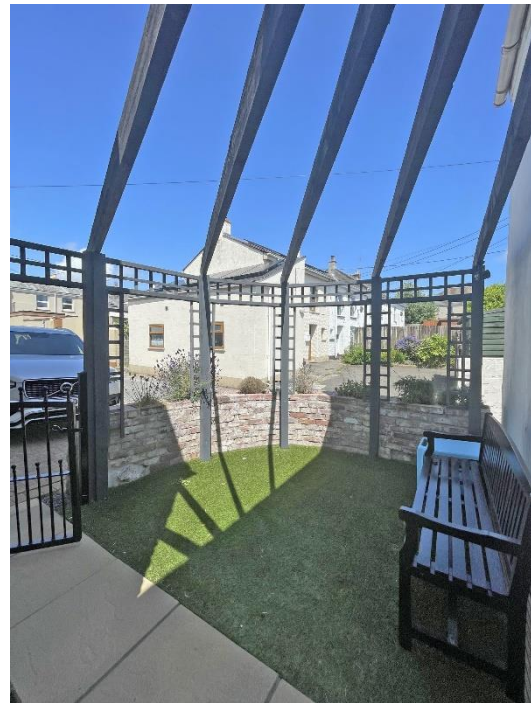
BEDROOM 3 – 12' x 17'. Double glazed Keylite roof window providing lovely views over the gardens to the surrounding countryside, deep slate sill beneath.

BATHROOM. A lovely room featuring, on one wall, one of the original chapel windows with an arch top now housing a large double, part opaque glazed window. The bathroom is fitted with a white suite comprising a freestanding chromium claw footed white roll top bath with central tap, fully tiled shower cubicle with fitted shower and chromium fitments, low level wc, pedestal wash hand basin, half height white gloss tiled walls with black gloss tiles behind the wc, attractive mosaic tiled flooring, inset ceiling downlighters, extractor fan, wall mounted electric chromium ladder radiator/towel rail.



OUTSIDE

1 Wesley Hall has sufficient space to park two vehicles on a paved forecourt at the front of the building, adjacent to the road, from which a slate path leads to the front door where there is an outside tap to the left and a wall mounted electric meter box. At the far end of the parking area there is a delightful sitting out area under a wooden pergola with attractive granite stone wall surround and fitted Astroturf. The granite wall surround has an interior of bricks with inserted flower beds at the top. A path leads from this garden area to the door into the living room where there is also an outside light.



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 4QA.

SERVICES Mains water, mains electricity, mains drainage, electric heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps highest available download speed. 220 Mbps highest available upload speed (Source: Ofcom).

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

DIRECTIONS Proceed to the Holmbush roundabout turning left towards St Austell on the Mount Charles Road. Proceed through the lights at the junction of Porthpean Road and Clifden Road straight ahead into Victoria Road taking the next left turning into Wesley Place and the property can be found on the right hand side, past the terrace of new houses.

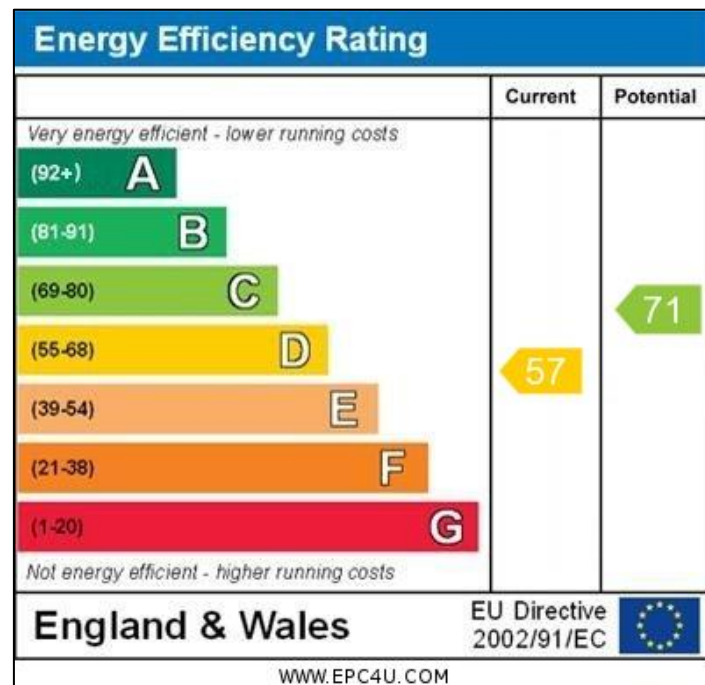
WHAT3WORDS ///inch.lavished.preheated

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.

