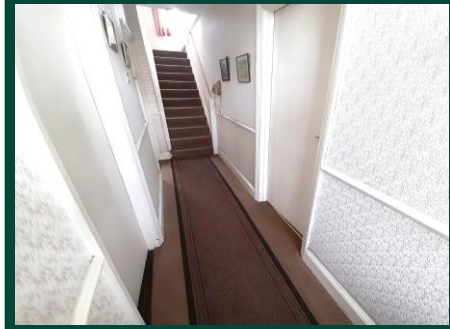


**DETACHED
HOUSE**

£250,000



HYCROFT ST BLAZEY PL24 2EE

DETACHED 3 BEDROOM HOUSE

This imposing double fronted detached house in the popular village of St Blazey offers superb potential and is available with no onward chain. Requiring modernisation, the property in brief comprises:

Entrance Hall, 3 Reception Rooms, Kitchen, Sun Room, Gallery Landing, 3 Double Bedrooms, Bathroom and WC.

The property also benefits from gas central heating, uPVC double glazing and easily maintained garden and is located close to amenities and within a short distance to Par Beach and the market town of St Austell.

**VIEWING RECOMMENDED
TO APPRECIATE THE SIZE AND LAYOUT**

Key Features

Detached House

3 Bedrooms

3 Reception Rooms
PLUS Kitchen
and Sun Room

Gallery Landing

Easily Maintained
Garden

No Onward Chain

About The Property and Location

This substantial property with its generous living accommodation offers superb potential to create an impressive family home and is ideally located close to nearby amenities and also within easy reach of Par beach and the branch line rail link. The market town of St Austell is approximately 3 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. A little further is the picturesque town of Fowey with its meandering streets, popular with both visitors and locals alike and being the home of the writer Daphne du Maurier, the area being the inspiration for many of her books.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Covered entrance with wood door and transom over. Central heating radiator. Doors to three reception rooms. Stairs to the first floor.

Reception 1

15' 5" x 12' 2" (4.7m x 3.7m)

uPVC double glazed bay window to the front elevation. Cornish stone fireplace with living flame gas fire and stone hearth. Arch recess to either side incorporating shelving. Central heating radiator.

Reception 2

13' 1" x 12' 2" (4.0m x 3.7m)

uPVC double glazed bay window to the front elevation. Picture rail. Open fire with wood mantel and decorative tile back and hearth. Central heating radiator.

Reception 3/Dining Room

12' 10" x 12' 6" (3.9m x 3.8m)

French doors lead to the sunroom with a further door to the inner hall. Cornish stone fireplace with coal effect electric fire and recess to either side. Paneling to one wall.

Inner Hall

Built-in understairs storage cupboard. Door to kitchen. Open way with combi boiler leading to:

Sun Room

11' 10" x 7' 3" (3.6m x 2.2m)

uPVC construction with double glazed windows and dwarf walls. uPVC double glazed door to rear garden.

Kitchen

12' 2" x 9' 10" (3.7m x 3.0m)

Two uPVC double glazed windows to the rear. Wall and base units with worktops over incorporating a stainless steel sink. Space for cooker. Space and plumbing for a washing machine. Space for fridge/freezer. Part-tiled walls. Tiled floor. Radiator.

First Floor Landing

Turned stairs with uPVC window to half landing, with further steps to the gallery landing with doors to all bedrooms, bathroom and WC.

Bedroom

13' 1" x 12' 2" (4.0m x 3.7m)

uPVC double glazed window to the front elevation. Decorative bedroom fireplace. Picture rail. Built-in wardrobe. Central heating radiator.

Bedroom

16' 1" x 11' 6" (4.9m x 3.5m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom

12' 10" x 12' 6" (3.9m x 3.8m)

uPVC double glazed window to the rear elevation with country views. Built-in wardrobe. Central heating radiator.

Bathroom

9' 10" x 5' 11" (3.0m x 1.8m) max

uPVC double glazed window to the rear elevation. Suite comprising bath with shower over and vanity unit with storage incorporating wash-hand basin. Central heating radiator. Generous double airing cupboard with shelving housing the water tank.

Toilet

uPVC double glazed window to the rear. WC

Exterior

Gated access leads to the front door with pathway to the side leading to the garden with established shrubs. Garden shed.

Parking

There is no parking with the property however we understand parking is available opposite the property.

Additional Information

EPC 'E'

Council Tax Band 'C'

Services – Mains Electric and Gas

What 3 words - ///weeknight.bonfires.unite

Property Age - tbc

Tenure – Freehold

Probate – Granted

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Reception Room 1



Reception Room 2



Reception Room 3 / Dining Room



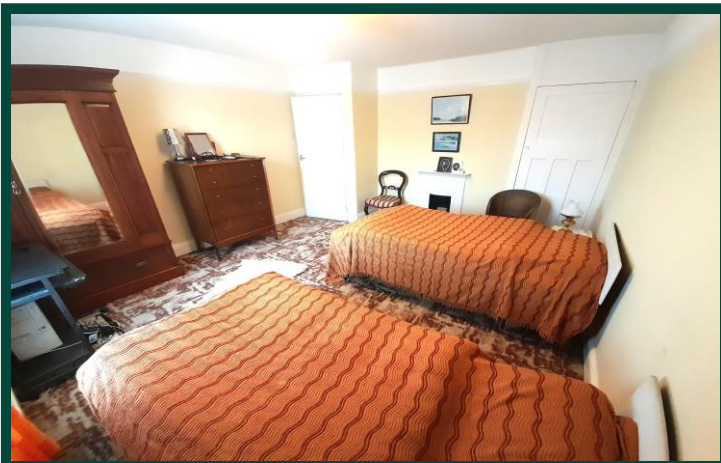
Sun Room



Kitchen



Gallery Landing

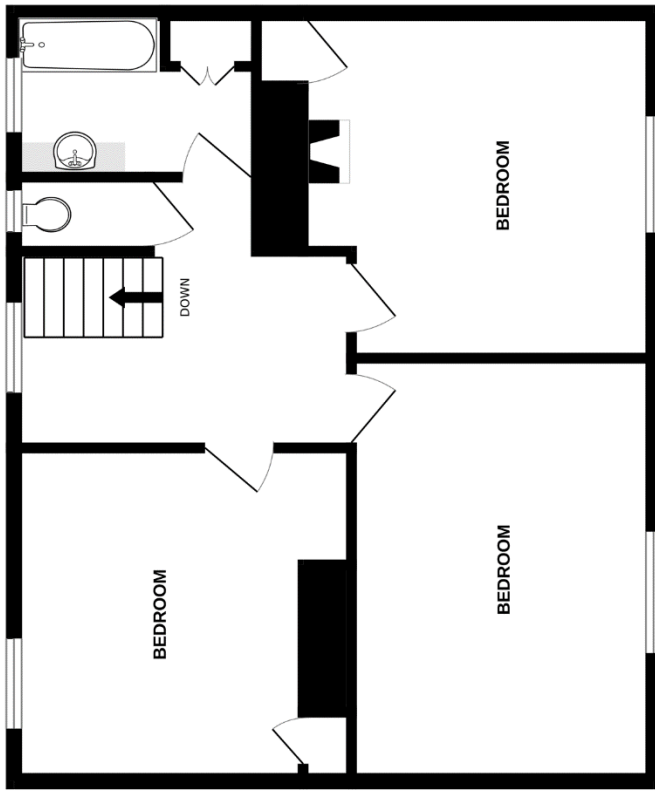


Bedroom

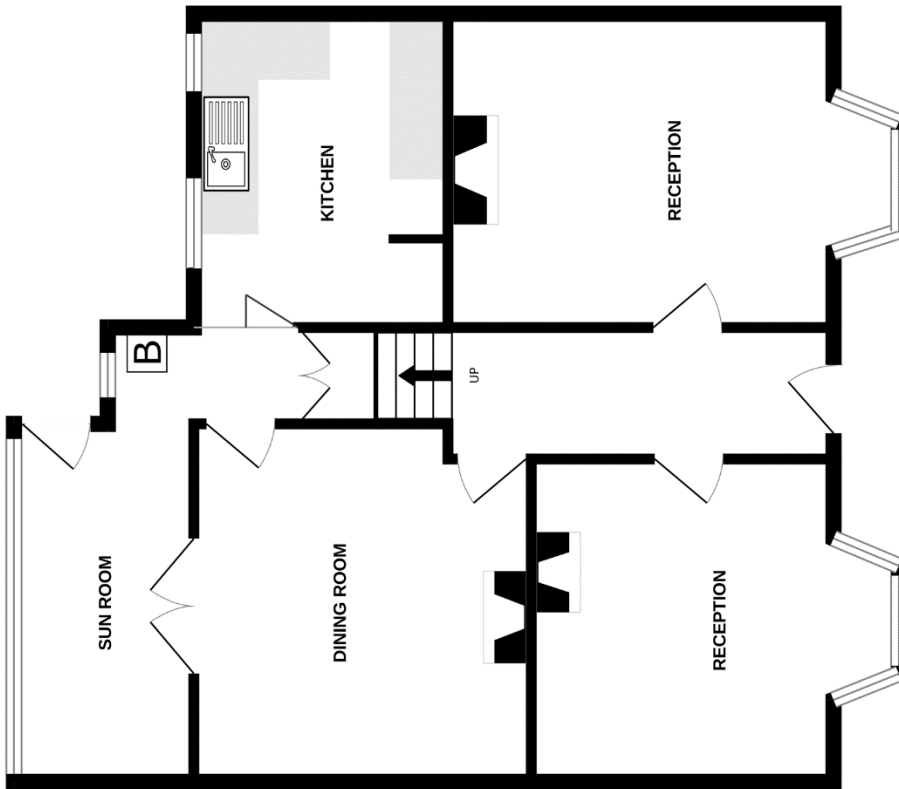


Bathroom

1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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