



## **CURRIAN ROAD NANPEAN PL26 7YB**

### **STONE FRONTED SEMI-DETACHED 2 BEDROOM COTTAGE**

This traditional and appealing stone fronted cottage is located in the village of Nanpean in Cornish meaning little valley and is ideally located for those who require access to the north and south coasts. With superb views and an enclosed rear garden, this charming cottage is available with no onward chain.

In brief the property comprises:

Two Reception Rooms, Kitchen, Utility Room, 2 Bedrooms and Shower Room. The property benefits from front and rear gardens, uPVC double glazing, oil central heating and off road parking for 2 cars.

**Early Viewing Recommended**

### **Key Features**

Traditional Cornish  
Cottage

Charming Character  
Features

2 Reception Rooms

Newly Fitted Kitchen

Front & Rear Gardens

Parking for 2 Cars

Oil Central Heating

## About The Property and Location

This charming stone fronted cottage has charm and appeal, with 2 reception rooms one with feature fireplace. The modern kitchen has been well appointed with a separate utility area. Externally there is parking with a small garden to the front and courtyard with raised garden to the rear. The traditional Cornish village of Nanpean offers a range of amenities including including primary school, convenience store, takeaway establishments, pub and social club. The market town of St Austell is just 4 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 picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance

Canopy with uPVC double glazed stable door gives access to:

### Reception 1

**16' 1" x 12' 2" (4.9m x 3.7m)**

Good natural light from the uPVC double glazed windows to the front elevation with far reaching views, with a further uPVC double glazed window to the rear. Fire surround with coal effect electric fire and back boiler. Two central heating radiators. Tiled floor. Central arch. Stairs to first floor. Doors to Utility Room and Reception 2.

### Reception 2

**11' 2" x 10' 6" (3.4m x 3.2m)**

uPVC double glazed window to the front with window seat. An impressive feature fireplace ideal for a wood burner with recess to either side. Central heating radiator.

### Utility Room

**7' 3" x 6' 3" (2.2m x 1.9m)**

uPVC double glazed window to the rear elevation. uPVC door to a courtyard. Central heating radiator. Worktop with space below for washing machine and tumble dryer. Opening to:

### Kitchen

**10' 6" x 6' 3" (3.2m x 1.9m)**

A modern kitchen fitted in 2022 with large pantry style double cupboard providing excellent storage. Built-in oven, grill and microwave. Built in larder style fridge/freezer. Base wall and drawer units with butchers block worktop over incorporating a one and a half bowl white ceramic sink. uPVC double glazed window to the side with large sill. Central heating radiator. Tile effect walls. Vinyl flooring.

## First Floor

Square landing with doors to bedrooms and shower room. Ceiling light. Loft access.

### Shower Room

**8' 10" x 8' 10" (2.7m x 2.7m)**

Generous in size with a uPVC double glazed window to the rear elevation. Double shower cubicle with mira shower. Vanity unit with storage incorporating a low level WC and wash-hand basin. Built-in double cupboard housing the water tank with storage. Central heated radiator.

### Bedroom

**12' 10" x 8' 10" (3.9m x 2.7m) max**

uPVC double glazed window to the front elevation with far reaching country views. Exposed floorboards. Central heating radiator.

### Bedroom

**11' 6" x 10' 10" (3.5m x 3.3m)**

uPVC double glazed window to the front elevation, again with far reaching country views. Exposed painted floorboards. Central heating radiator.

## Exterior

To the front of the property is an area of lawn with flower beds and a stone path leading to the entrance. A side gate gives access to the rear with steps to a raised lawn and established shrubs, partially concealing the oil tank. A path continues to the rear of the property with an outside toilet. There is also a workshop which is attached to the property, which offers potential to extend the kitchen subject to permissions. Outside tap.

## Parking

Off road parking for 2 cars to the front.

## Additional Information

**EPC 'F'**

**Council Tax Band 'A'**

**Services** – Mains Electric & Drainage. Oil CH

**Property Age** - tbc

**Tenure** – Freehold

## Directions

A sat nav will take you to the centre of a terrace, therefore we recommend using

**What 3 words** - [///drifters.rifled clotting](http://drifters.rifled clotting)

## Viewing

Strictly by appointment with the managing agent Jefferys. If you would like 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 1**



**Reception 2**



**Kitchen**



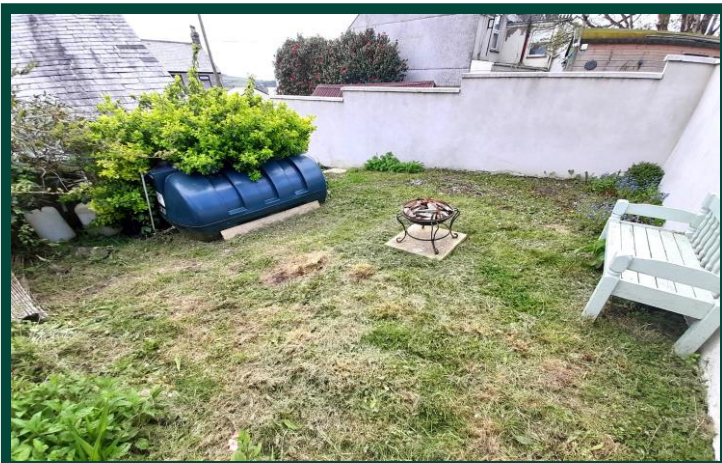
**Kitchen**



**Bedroom**



**Shower Room**

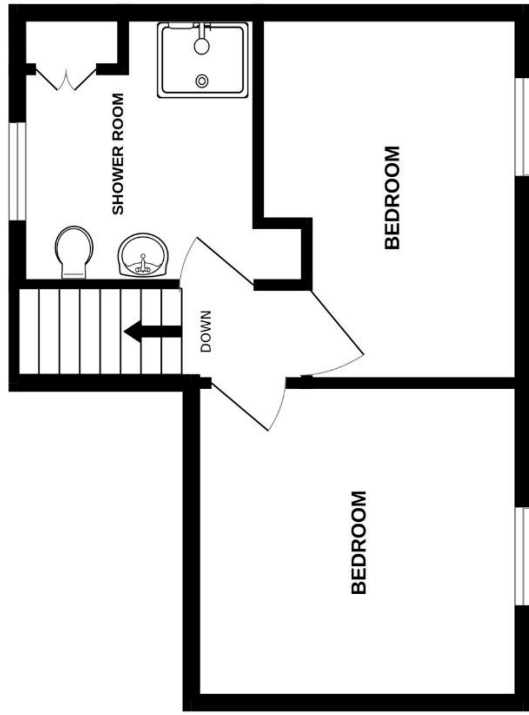


**Garden**



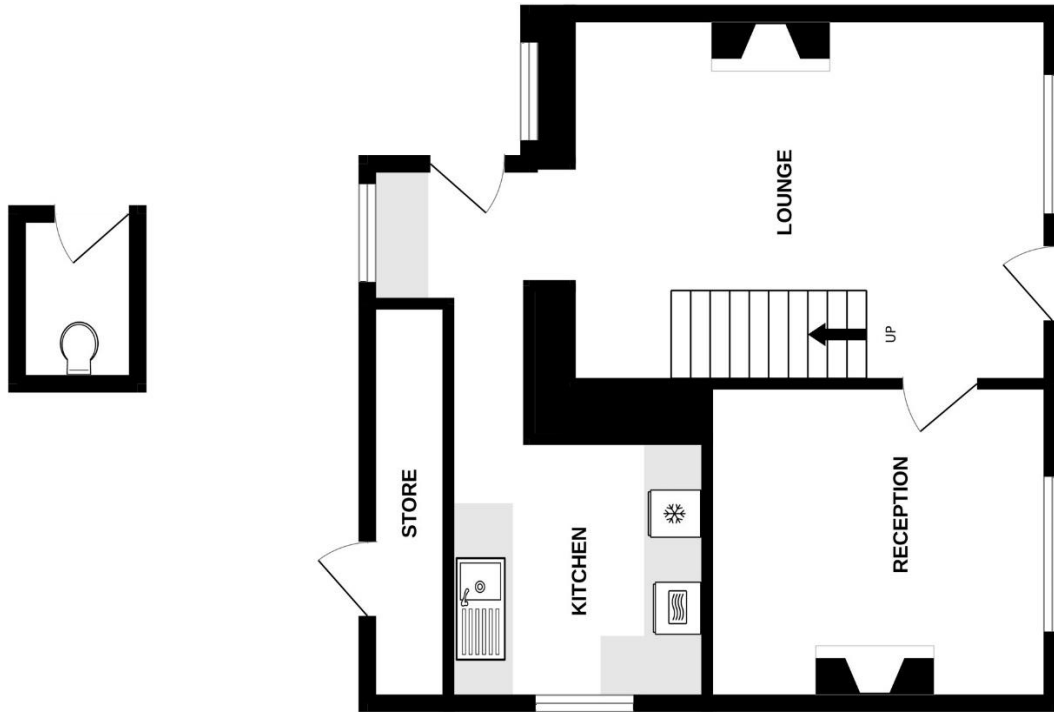
**Views**

1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		64
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	25	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

