

**DETACHED  
COTTAGE**

**£175,000**



## **STAMPING MILL COTTAGE CARTHEW PL26 8XG**

### **TWO BEDROOM COTTAGE REQUIRING RENOVATION**

Set on a fabulous plot in the pretty halmet of Carthew, this delightful cottage with 2 bedrooms requires complete renovation and offers the perfect opportunity for someone to create their own piece of paradise.

In brief the property comprises:

Lounge/Diner, Kitchen, Inner Hall, Bathroom, Two Bedrooms and a Large Garden with Studio.

**For those seeking a project  
Early Viewing is Recommended**

### **Key Features**

Cottage Requiring  
Complete Renovation

2 Bedrooms

Lounge/Diner

Kitchen & Bathroom

Studio Outbuilding

Generous Plot

**NO ONWARD CHAIN**

## About The Property and Location

Come explore this hidden gem nestled in a quiet hamlet, just waiting for someone to bring it back to life. This two bedroom cottage is situated on a generous plot of land, offering the perfect opportunity for someone with a vision to create their own piece of paradise. Although this property requires complete renovation, the potential is endless. The studio in the garden provides additional space for creative projects or hobbies. With some love and care, this charming cottage can be transformed into a stunning retreat. Don't miss your chance to own this unique property and make it your own. Embrace the tranquility and beauty of nature surrounding this home - schedule a viewing today and start envisioning all the possibilities!

The market town of St Austell is just a short drive 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)

### Lounge/Diner

#### 19' 8" x 11' 2" (6.0m x 3.4m)

uPVC double glazed entrance door. Two uPVC double glazed windows to the front. Part-exposed stone wall with stone fireplace which previously housed log-burner. Two central heating radiators. Beamed ceiling. Stairs to the first floor. Step up to:

### Kitchen

#### 13' 1" x 5' 7" (4.0m x 1.7m)

Wall and base units. uPVC double glazed window to the front elevation. uPVC double glazed door to the front leading to the garden. Central heating radiator. Opening to:

### Small Inner Hall

Open storage cupboard housing a boiler. Door to:

### Bathroom

#### 8' 6" x 5' 3" (2.6m x 1.6m)

uPVC double glazed window to the rear. White suite comprising bath with shower over, wash-hand basin and low level WC. Part-tiled walls.

### First Floor

Small square landing with uPVC double glazed window to the rear. Doors to both bedrooms.

### Bedroom One

#### 11' 2" x 10' 6" (3.4m x 3.2m) into recess

uPVC double glazed window to the front elevation. Exposed stone chimney breast with recess to either side. Central heating radiator. Access to loft.

### Bedroom Two

#### 11' 6" x 8' 6" (3.5m x 2.6m)

uPVC double glazed window to the front elevation. Central heating radiator. Over stairs storage cupboard.

### Exterior

Currently the property is accessed through an open arch. A pedestrian gate leads to a path with small area of shingle. A further gate leads to the garden and cottage with attached outbuilding. The garden is level with established trees to the boundaries and layed to lawn. There is an area previously used as a patio seating area. In addition there is a studio building which has previously been connected to electricity and used as a workshop.

### Parking

The previous occupier used a layby to park as there is currently no allocated parking. See Agents Note below.

### Additional Information

#### EPC 'F'

#### Council Tax Band 'A'

**Services** –Electric, Oil CH, Mains Drainage

**Property Age** - tbc

**Tenure** – Freehold

### Agents Note

It is believed a previous owner many years ago had a small bridge over the river to provide vehicular access. This would offer further potential to the property and we suggest seeking confirmation from County Highways that this is achievable.

### 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.



**Kitchen**



**Lounge/Diner**



**Bathroom**



**Bedroom One**



**Bedroom Two**



**Garden**

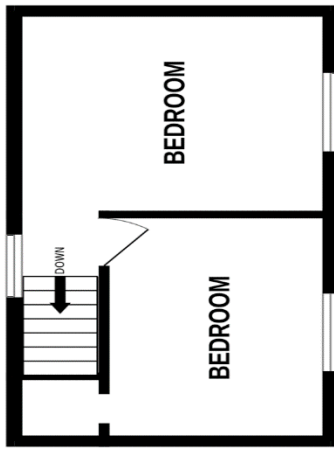


**Seating Area and Studio**

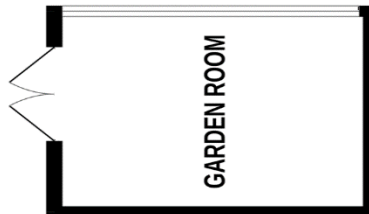
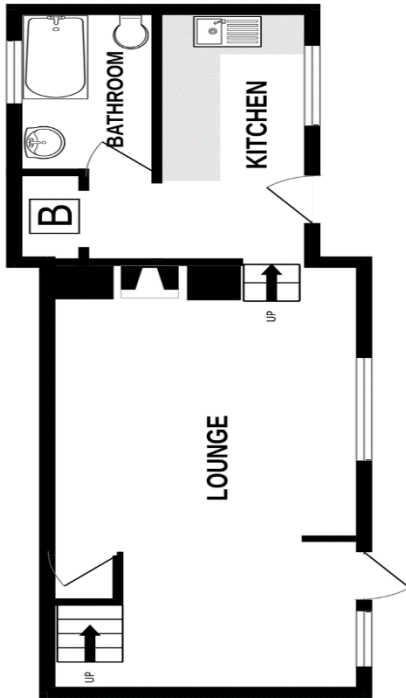


**Rear Elevation**

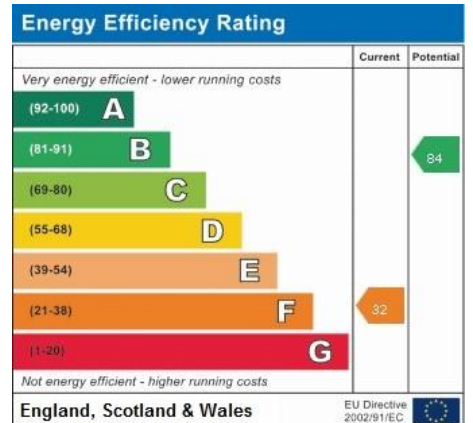
1ST FLOOR



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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