



## **THE OAKS PENTEWAN PL26 6DL**

### **CONTEMPORARY 4/5 BEDROOM DETACHED HOUSE ON GENEROUS PLOT**

Welcome to this stunning and spacious contemporary detached house with generous natural light throughout and located on the outskirts of Pentewan. Boasting 4/5 bedrooms with en suites and Juliette balconies to 2 bedrooms, this home is perfect for families or those who love to entertain. The superb kitchen/family room is the heart of the home, offering a stylish and functional space for cooking and gathering with loved ones. Enjoy the peaceful country outlook from every window, as this property is nestled in a valley setting that provides a sense of tranquility and privacy. Don't miss out on the opportunity to make this beautiful house your new home in Pentewan!

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND LAYOUT

### **Key Features**

Impressive  
Family Home

4/5 Bedrooms  
(2 with En Suite and  
Balconies)

Superb Kitchen/  
Family Room PLUS  
Utility

Underfloor Heating

Country Outlook

Generous Parking

Front & Rear Gardens

## About The Location

The property is situated on the edge of Pentewan, a popular small coastal village on the south coast. Close by there is a coast path, lovely sandy beach with Hubbox restaurant, convenience store, pubs, sailing club, café and post office. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world famous Eden Project. Head towards the town of St Austell via Porthpean to the local golf club. Continue from Porthpean and you are within a short walk to the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. St Austell town offers a comprehensive range of amenities including, mainline railway station to London Paddington, recreation centre, library, cinema, bowling alley and education facilities to include primary and secondary schools and further education college.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

#### 24' 3" x 7' 7" (7.4m x 2.3m)

uPVC double glazed entrance door with glazed side panel providing generous natural light into the spacious entrance hall. Contemporary oak doors leading to all downstairs rooms with stairs to the first floor.

### Lounge

#### 17' 5" x 13' 9" (5.3m x 4.2m)

uPVC double glazed patio doors and glazed side panels opening to a seating area and looking out to the front lawn and countryside. Built-in decorative focal point with lighting. Two ceiling lights. Oak flooring.

### Kitchen/Diner/Family Room

#### 23' 0" x 15' 5" (7.0m x 4.7m)

Country views from the uPVC double glazed patio doors and side panels. The kitchen, in stylish slate grey, consists of a generous range of wall, base and drawer units with worktops over. Built-in appliances include fridge/freezer, dishwasher, eye level oven and microwave and 5 ring induction hob. Inset ceiling spotlights with feature lights to the centre island with cupboards below and worktop over incorporating a sink and drainer. Oak door to:

### Utility Room

#### 8' 2" x 7' 7" (2.5m x 2.3m)

uPVC double glazed window to the rear garden. Full-height storage cupboard and base units, complementing those in the kitchen, with worktops over incorporating a stainless-steel sink and drainer. Space and plumbing for a washing machine and dishwasher. Inset ceiling spotlights. uPVC double glazed door to the side, leading to the garden.

### Reception 2/Ground Floor Bedroom

#### 13' 5" x 10' 2" (4.1m x 3.1m)

uPVC double glazed French doors and glazed side panels, overlooking the garden. Ceiling light.

## Shower Room

#### 8' 6" x 5' 11" (2.6m x 1.8m)

uPVC double glazed window to the rear. Shower cubicle with rainfall shower. Vanity wash-hand basin with built in storage drawer. Low level WC. Fully-tiled walls. Tiled floor. Heated towel rail. Inset ceiling spotlights.

## First Floor

Generous landing area with glass balustrade with oak handrail. uPVC double glazed window overlooking the garden. Oak doors to 4 bedrooms, family bathroom and cupboard. Inset ceiling spotlights. Access to the loft.

## Bedroom 1

#### 16' 5" x 13' 9" (5.0m x 4.2m) max

uPVC double glazed patio doors with uPVC double glazed side panels with glazed Juliette balcony overlooking the lawn and distant countryside. Inset ceiling spotlights. Built-in four door wardrobe. Oak door to:

## En Suite

Walk-in shower with rainfall shower head and separate hair-wash shower. Vanity wash-hand basin with storage drawer below. Low level WC. uPVC double glazed window to the side. Extractor fan. Heated towel rail. Tiled floor. Part-tiled walls. Inset ceiling spotlights.

## Bedroom 2

#### 13' 9" x 13' 9" (4.2m x 4.2m) max

Generous natural light from the uPVC double glazed patio doors and glazed side panels with glazed Juliette balcony with countryside views. Inset ceiling spotlights. Oak door to:

## En Suite

Walk-in shower with rainfall shower head and separate hair-wash shower. Vanity wash-hand basin with storage drawer below. Low level WC. uPVC double glazed window to the side. Heated towel rail. Tiled floor. Part-tiled walls. Extractor fan. Inset ceiling spotlights.

## Bedroom 3

#### 13' 9" x 9' 2" (4.2m x 2.8m)

uPVC double glazed window to the rear. Ceiling light.

## Bedroom 4

#### 10' 10" x 8' 10" (3.3m x 2.7m)

uPVC double glazed window to the front. Ceiling light.

## Family Bathroom

#### 9' 10" x 7' 7" (3.0m x 2.3m)

White suite comprising bath with hair wash shower over. Built-in low-level WC. Vanity wash-hand basin with storage drawer below. Shower cubicle with rainfall shower and separate handheld shower. Heated towel rail. Inset ceiling spotlights. Tiled floor. Part-tiled walls.



**Lounge**



**Kitchen**



**Reception 2 / Ground Floor Bed 5**



**Landing**



**Bedroom 1**



**Bedroom 2**



**Bedroom 2 En Suite**



**Rear Garden**

## Exterior

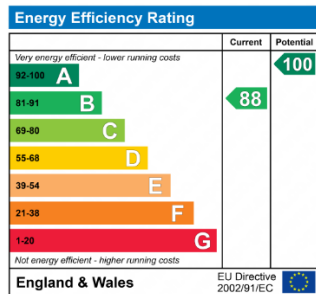
To the front of the property is a long driveway leading to parking for several cars and a generous area of lawn. Steps lead to the terraced seating area which in turn gives access to the property. To the rear of the property is a level garden consisting of patio seating area, lawn and shed. A pathway to the side, leads to the front.

## Parking

This property benefits from generous parking space and we understand from the vendor that a car port is permitted to be built as per the original planning of the property.

## Additional Information

### EPC 'B'



## Council Tax Band 'F'

**Services** – Mains Electric, Mains Drainage

**Heating** – Underfloor heating to all rooms with individual temperature controls

**What 3 words** - ///rhino.pulses.weaved

**Property Age** - 2021

**Tenure** - Freehold

## Viewing

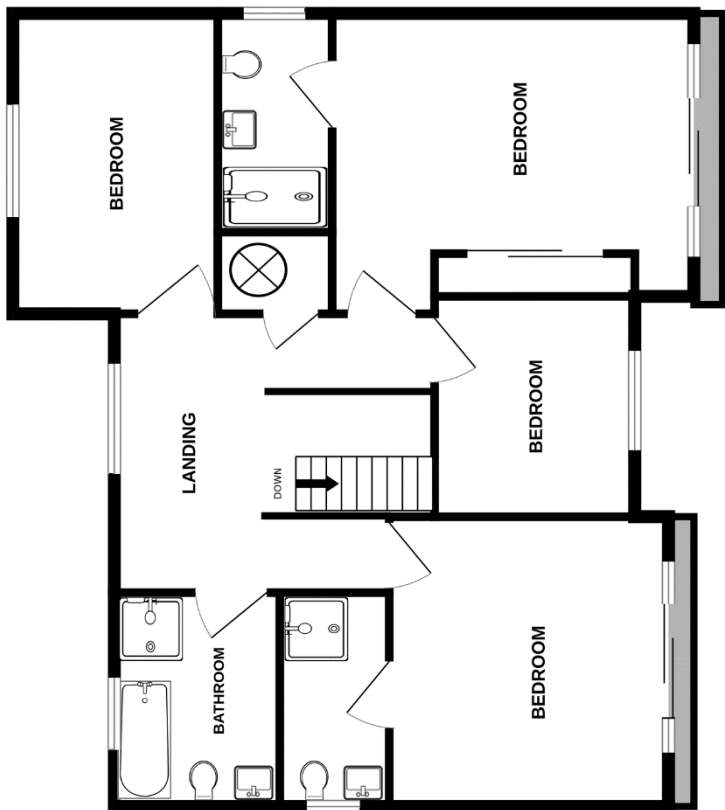
Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

## Floor Plans

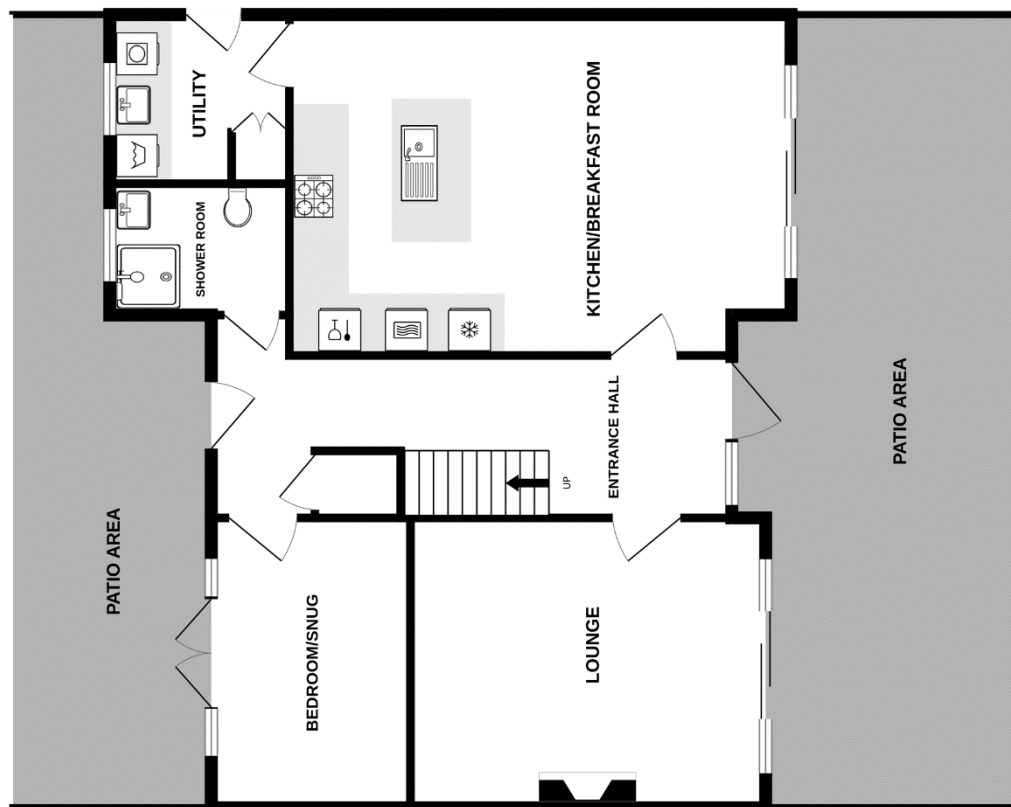
Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



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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