



## **PENWINNICK ROAD ST AUSTELL PL25 5DS**

### **ELEGANT 1930s DETACHED HOUSE**

Welcome to this superb example of a 1930s house. Houses of this era offer an elegant and unique blend of period features and practical living space, making them very sought after in today's property market.

This delightful property boasts four double bedrooms, perfect for accommodating a growing family or welcoming guests. As you enter, the arched doorway leads to the entrance hall that sets the tone for the rest of the home. The inviting lounge opens to the music room offering a unique space for creativity to flourish.

Entertain friends and family in the formal dining room or take the party outside to enjoy the generous level garden.

**Available with no onward chain, do not miss this opportunity to make this fine and elegant house your new home**

### **Key Features**

Elegant 1930s  
Detached House

4 Bedrooms

Kitchen/Breakfast Room

2 Large Reception  
Rooms

Good Size  
Level Garden

Large Garage  
Plus Parking

Gas Central Heating

## About The Property and Location

Penwinnick Road has a range of 1930s style detached properties and is on the western side of the town providing easy access to the Cathedral City of Truro. This 1930s property offers charm and appeal and is set on a generous plot and has been in the same family for many years. The market town of St Austell is just a short distance 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. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world-famous Eden Project.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Porch

uPVC double glazed door with glazed side panels. Tiled floor. Glazed arched door into:

### Entrance Hall

A generous space with doors to the lounge, dining room, kitchen, downstairs cloakroom, garage and coats cupboard. Stairs to the first floor, with understairs storage cupboard. Two central heating radiators.

### Downstairs Cloakroom

uPVC double glazed window to the side elevation. Low level WC. Wash-hand basin. Central heating radiator.

### Lounge/Music Room

**33' 2" x 11' 6" (10.1m x 3.5m)**  
**Narrowing to 9' 2" (2.8m)**

We have called this a lounge/music room as originally this part of the lounge was extended to become an area for music and as befitting the house, we rather liked this description. It can of course be used as a dining area. uPVC double glazed bay window to the front elevation. Tiled fireplace. Three central heating radiators. Glazed door to the formal dining room. uPVC double glazed window to the rear overlooking the garden.

### Dining Room

**15' 1" x 14' 1" (4.6m x 4.3m)**

An impressive room with uPVC double glazed French doors and two uPVC double glazed windows to the garden. Tiled fireplace.

### Kitchen

**13' 1" x 10' 10" (4.0m x 3.3m)**

uPVC double glazed window to the front elevation. Reminiscent of the 1970s, the kitchen offers a generous range of wall, pantry and base units with worktops over incorporating a stainless steel sink. Space for cooker. Space for fridge.

### Vestibule

This area is just off the hallway and provides a useful area with a cupboard for coats and shoes.

### Integral Garage

**38' 1" x 11' 10" (11.6m x 3.6m) max**

A large tandem garage which widens to the rear providing excellent space with a door leading to the utility room. Electric garage door. Water supply. Power and light. uPVC double glazed window to the rear. uPVC double glazed door giving access to the garden.

### Utility

**9' 6" x 4' 11" (2.9m x 1.5m)**

uPVC double glazed window to the rear. Central heating radiator. Belfast sink. Space and plumbing for a washing machine and a tumble dryer.

### First Floor

Generous landing with uPVC double glazed window to the front elevation. Doors to two bedrooms and a toilet. Opening to inner landing with doors to a further 2 bedrooms, bathroom and airing cupboard housing the hot water cylinder.

### Bedroom 1

**18' 1" x 11' 6" (5.5m x 3.5m)**

uPVC double glazed bay window to the front elevation. Central heating radiator. Wash-hand basin.

### Bedroom 2

**12' 10" x 11' 6" (3.9m x 3.5m)**

uPVC double glazed window to the front. Built-in double wardrobe with storage. Central heating radiator.

### Toilet

Low level WC

### Bedroom 3

**13' 9" x 8' 10" (4.2m x 2.7m)**

uPVC double glazed window to the rear. Built-in double wardrobe with storage cupboard over. Central heating radiator.

### Bedroom 4

**12' 6" x 10' 6" (3.8m x 3.2m)**

uPVC double glazed window to the rear overlooking the garden. Built-in cupboard with sliding doors, providing wardrobe and storage space. Central heating radiator.

### Bathroom

**10' 10" x 8' 2" (3.3m x 2.5m)**

uPVC double glazed window to the rear. Coloured suite comprising bath, low level WC and vanity unit with two wash-hand basins and vanity mirror over. Separate shower cubicle with curved sliding glazed doors and main shower. Central heating radiator.



**Lounge**



**Music Room**



**Dining Room**



**Kitchen**



**Bedroom 2**



**Bedroom 4**



**Bathroom**



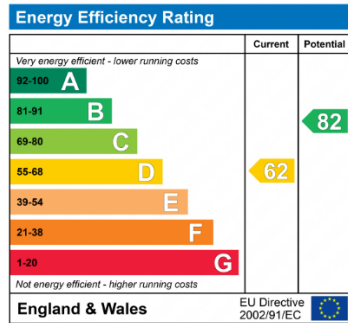
**Rear Elevation**

## Exterior

To the front of the property is a gated driveway with parking leading to the garage, with path to give access to the front door and continuing to the rear. Lawn with established shrub borders. To the rear, the generous level garden is laid to lawn with established shrubs and patio seating area. Access to the garage. French doors to the dining room.

## Additional Information

### EPC 'D'



### Council Tax Band 'F'

**Services** – Mains Electric, Gas and Drainage

**What 3 words** - ///elbowing.chipper.finishers

**Property Age** - 1930s

**Tenure** – Freehold

**Probate** - Granted

## Viewing

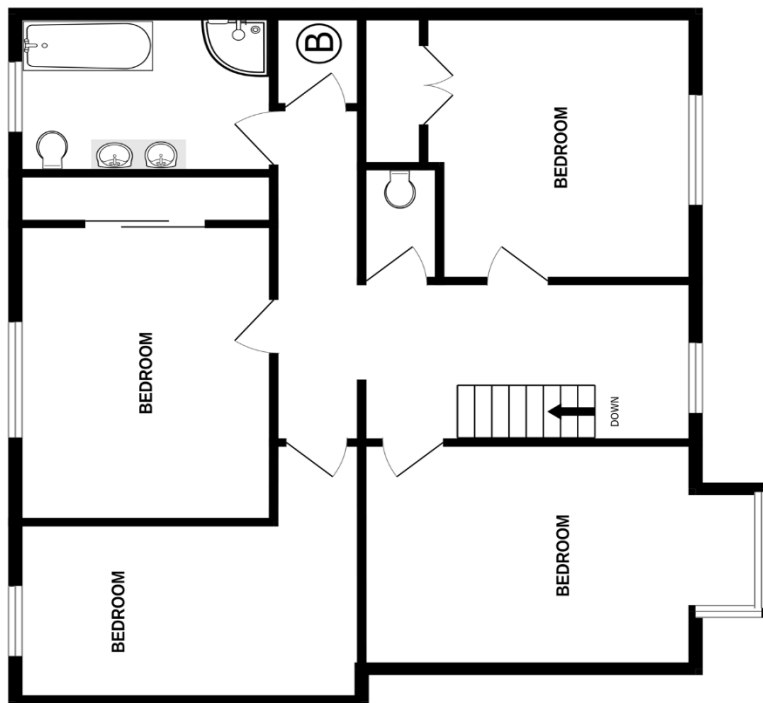
Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

## Floor Plans

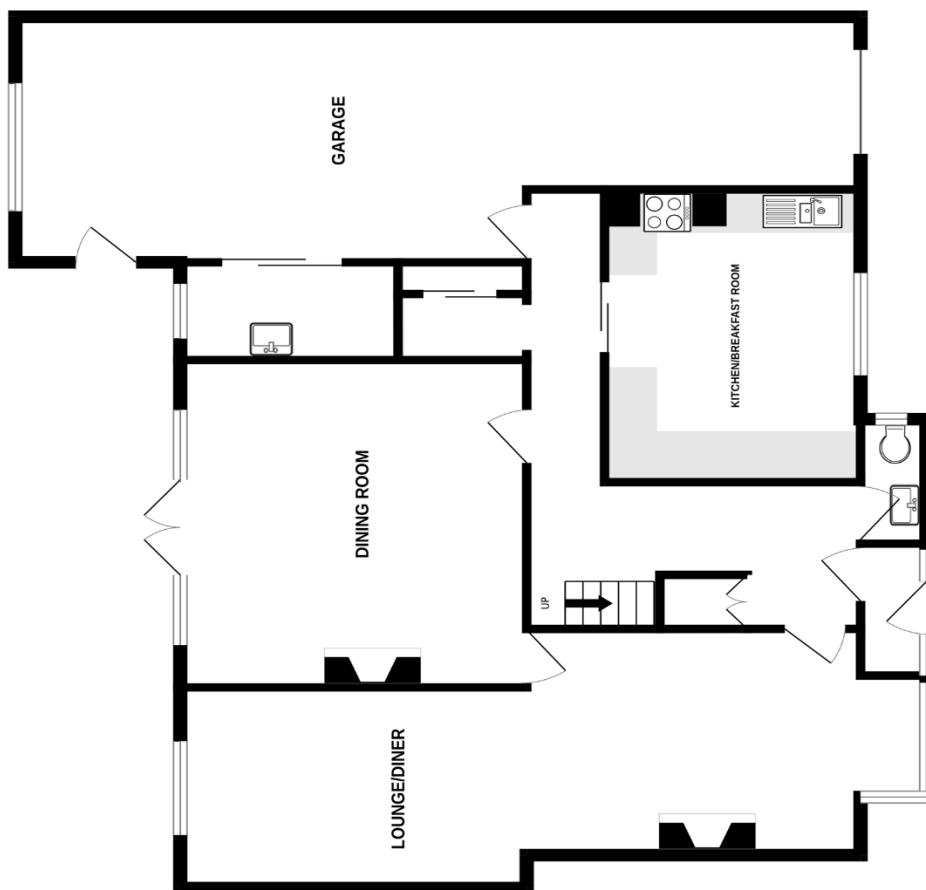
Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



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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**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

