



Chapter House



St Austell 3 miles St Stephen 1.5 miles

An impressive recently constructed detached residence with parking, gardens and far-reaching landscape views

- Two Reception Rooms
- Study/Bedroom 5
- Well-Equipped Kitchen
- Utility Room & Cloakroom
- Master En-Suite Bedroom
- Second En-Suite Bedroom
- Two Other Bedrooms & Bathroom
- Parking, Front & Rear Gardens
- Freehold
- Council Tax Band E

Guide Price £635,000

SITUATION

Situated off School Hill at High Street, Chapter House stands in a fine elevated position enjoying distant countryside views. The nearby villages of St Stephen, about 1.5 miles to the south-west, and Trewoon, about a mile to the north-east, offer a comprehensive range of local facilities and amenities which are supplemented further by the town of St Austell about 3 miles to the north-east. At St Austell there is a station on the London Paddington line and there is a junction to the A30(T) about 4 miles to the north.

DESCRIPTION

Completed about 18 months ago, the sale of Chapter House offers a tremendous opportunity to purchase a delightfully presented residence with fine, well laid out accommodation which is thoughtfully arranged over two storeys.

On the ground floor, with solid wood floors (except Study with carpet), is an inviting Entrance Hall and Hallway, off which there are doors to all of the downstairs rooms.

The well-proportioned Kitchen offers a comprehensive range of U-shaped base and eye level units with rolled worktop surfaces to upstands and which includes a single drainer sink unit with vegetable bowl and mixer tap; integral dishwasher, refrigerator and freezer; built-in AEG fan assisted oven and separate oven and grill and induction hob with four rings and extractor hood over. Along the southern elevation is a wide picture window taking full advantage of the outlook.

There is a fine Living Room, again with long picture window, which opens to a spacious Dining Room with bi-fold doors at the rear to an outside paved terrace for al fresco living. Also on the ground floor is a fine Study/Bedroom 5, Cloakroom and useful Utility Room with stainless steel single drainer sink unit with double cupboard under, wall cupboard and space and plumbing for washing machine and tumble drier. On the first floor is a balustrade Landing with doors off to a particularly spacious Master Bedroom with wide window enjoying far-reaching landscape views and an

En Suite Shower Room with walk-in shower with rain-shower, contemporary vanity washbasin and wc. There is a second Bedroom, which also takes in the distant views, and which benefits from similar En Suite facilities, as well as two other Double Bedrooms and a Family Bathroom with panelled bath with mixer tap shower fitment, wc, quadrant shower rain-shower and contemporary vanity washbasin.

Outside to the front is tarmac car parking for two vehicles with wall and picket fenced borders, an adjacent level lawn garden and a paved seating terrace. Stone chipped pedestrian accesses runs either side of the house through to the rear enclosed gardens. Immediately at the rear of the house is a long paved terrace from which steps lead up to a higher level lawn garden with lapboard Cornish hedge boundaries and a timber and bitumen felt Garden Shed.

NEW HOME WARRANTY

The property benefits from the remainder of a 10 year Global Home Warranties insurance policy.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

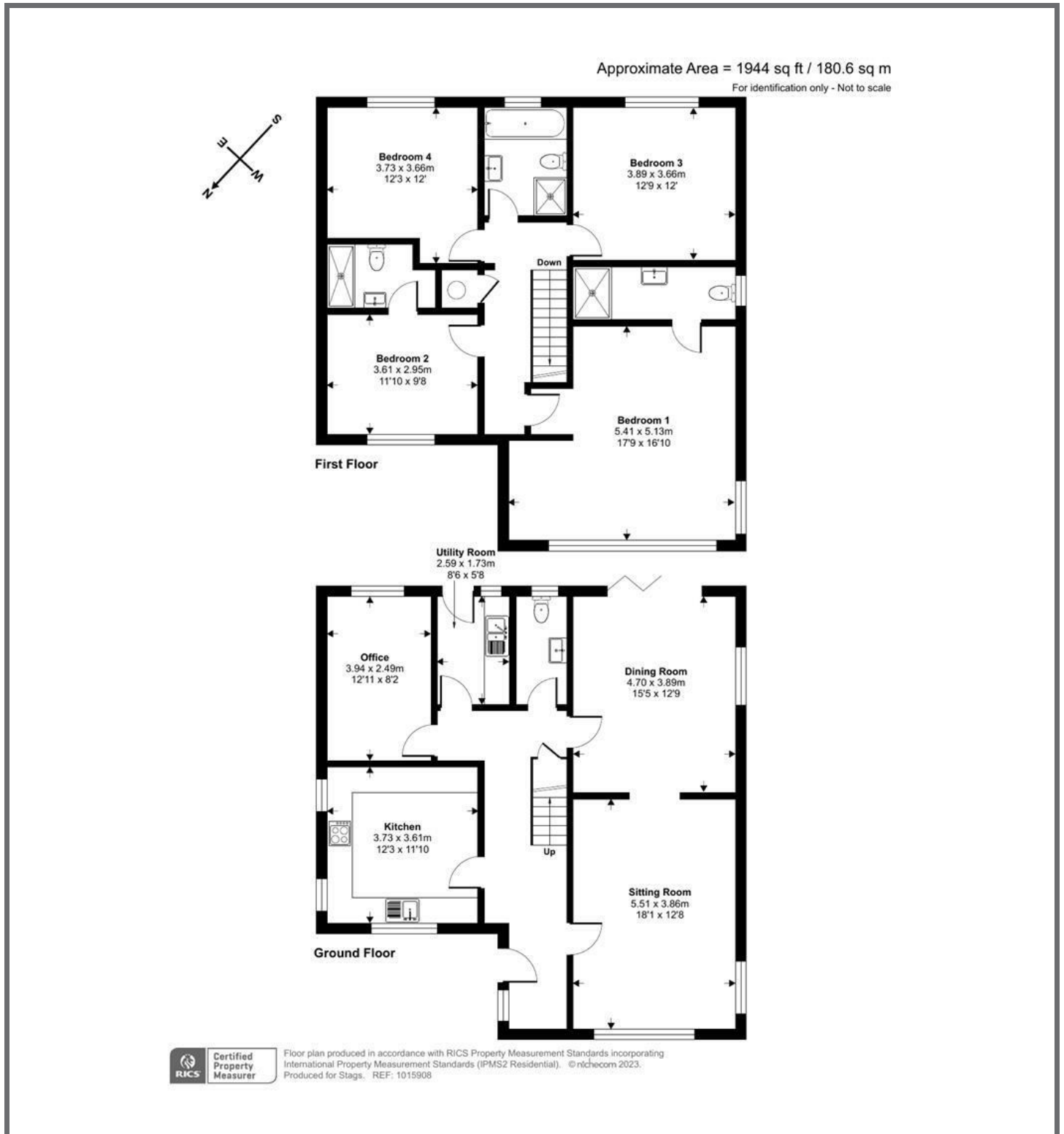
DIRECTIONS

From St Austell, take the A3058 westwards towards Newquay. Drive through the village of Trewoon and proceed onto Lanjeth. On entering the village, ignore the turning to the left to Burngullow and subsequent two turnings to the left (Burngullow/Sticker and Coombe Road). Proceed through the village and a crossroads junction sign will come into view on the left-hand side. At the crossroads, turn left into School Hill. After about 40 yards, the entrance to Chapter House will be seen on the left-hand side. Drive to the front of adjacent other new builds until seeing 4 Chapter House on the left-hand side.

SERVICES

Mains water and electricity connected. Air source heat pump. Underfloor heating to the ground floor and central heating to first floor. Private drainage. Double-glazed. TV point. Broadband available.





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



| Energy Efficiency Rating | | Current | Potential |
|--------------------------|----|---------|-----------|
| (92-100) A | 87 | 95 | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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