



6 Cooperage Court,



6 Cooperage Court,

Charlestown, St. Austell, Cornwall PL25 3GL

Harbour 250 yards St Austell Station 1.5 miles Fowey 7 miles
Porthpean 1.5 miles

A high quality residence in favoured
Charlestown in a central tucked away
position and a World Heritage Site

- Hall & Cloakroom
- Living Room
- Double Garage & Parking
- All Mains Services Connected
- Freehold
- Kitchen & Dining Room
- 4 Bedrooms (1 En Suite) & Family Bathroom
- Front & Rear Low Maintenance Gardens
- High EPC Efficiency
- Council Tax Band E

Guide Price £850,000

SITUATION

Cooperage Court is a select courtyard of attractive residences in a tucked away position off Charlestown Road, next to neighbouring woodland and an attractive lake. Charlestown is a favoured and sought after coastal village renowned for its Georgian Harbour, about 250 yards away, around which today are numerous inns, cafes and restaurants. Adjacent are pebble beaches and the South West Coast Path which passes through the harbour.

Charlestown is close to other coastal villages – Mevagissey and Fowey being about 8 and 7 miles respectively – and the area is well known for its beautiful coastal scenery, walks, coves and beaches. Attractions of the area include The Lost Gardens of Heligan and Eden Project.

The nearby town of St Austell offers a railway station on the London Paddington line and the cathedral city of Truro, being the commercial and retail centre of the county, is about 16 miles to the south-west.

DESCRIPTION

6 Cooperage Court is a delightfully presented detached quality residence, the construction of which was completed in 2021, which stands in a tucked away fine position within walking distance of the harbour and its attractions.



The approach is over a private road through Cooperage Court, being a distinct group of similarly presented properties, and which leads to an extensive brick paved car parking area beside the detached double garage. At the front of the house is access through to a low maintenance garden with stone wall border which leads to the front door. There are paths around either side of the house to the rear enclosed garden.

On the ground floor is an Entrance Hall with balustrade stairs and doors off to a spacious contemporary Cloakroom; a fine well-proportioned Living Room with double aspect and glazed doors opening to the rear courtyard; an open-plan L-shaped Kitchen and Dining Room. The Kitchen Area comprises a modern range of Shaker style units with Silestone Quartz worktops to upstands and includes an under-mounted stainless steel sink unit with vegetable bowl and mixer tap, four-ring induction hob with extractor hood over, inset fan assisted oven and separate combination microwave/oven, warming drawer and grill, integral dishwasher and refrigerator freezer, pull out bin storage units, wine cooler and corner Storage/Boiler Cupboard. There is a part glazed door to outside.

On the first floor is a Master Bedroom, three other Bedrooms (one of which is currently used as a Study) and a Family Bathroom. The Master Bedroom with high level wall panelling and display shelf benefits from a fine En Suite fully tiled Shower Room with folding door to walk-in shower with rainshower, suspended contemporary washbasin, close coupled 'smart' combination bidet/wc and chrome wall mounted towel radiator. The Family Bathroom includes a wood panelled bath with rainshower, screen and patterned tiling over, modern suspended washbasin with vanity drawer, close coupled wc, side shelved cupboard and display shelving, as well as a chrome wall mounted towel radiator. There is also access via a pull down ladder to a large Loft storage area with electric light.

Outside at the rear is an extensive enclosed low maintenance Garden with paved areas and tiered seating areas with stone bank border with flower and rockery beds.

In addition, there is a spacious Double Garage with side pedestrian access, up and over wide vehicular door, large sink and utility units incorporating a washing machine and tumble drier.

VIEWING

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

DIRECTIONS

From the Mount Charles Roundabout in St Austell, proceed towards Charlestown. Pass the turning to the left into Church Road and continue down the hill towards the harbour. Just before the Rashleigh Arms on the left and the turning into Duporth Road on the right, turn right into a tarmac entrance drive which leads through to Cooperage Court. No. 6 is the detached property at the end on the right-hand side.

SERVICES

Mains water, gas, electricity and drainage connected. Remote controllable gas fired central heating with underfloor heating to the ground floor. Double-glazed. TV point. Standard, Superfast and Ultrafast Broadband are available, 0.9-1000 mbps. Mobile coverage indoors - Three, O2 and Vodafone are likely (Ofcom). Mobile coverage outdoors - EE, Three, O2 and Vodafone are likely (Ofcom).

TENURE AND MANAGEMENT COMPANY

The property is freehold and each owner has an eighth share in the management company which looks after the communal maintenance and restrictive/protective covenants. We understand the current annual service charge is about £300.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

Approximate Area = 1364 sq ft / 126.7 sq m
 Garage = 435 sq ft / 40.4 sq m
 Total = 1799 sq ft / 167.1 sq m
 For identification only - Not to scale

Ground Floor

- Garage: 6.86 x 5.87m (22'6" x 19'3")
- Kitchen / Dining Room: 7.16 x 5.00m (23'6" x 16'5")
- Living Room: 7.21 x 3.66m (23'8" x 12')

First Floor

- Study / Bedroom 4: 3.10 x 2.34m (10'2" x 7'8")
- Bedroom 3: 3.68 x 3.10m (12'1" x 10'2")
- Bedroom 2: 3.96 x 2.84m (13' x 9'4")
- Bedroom 1: 4.80 x 3.96m (15'9" x 13')

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1092656