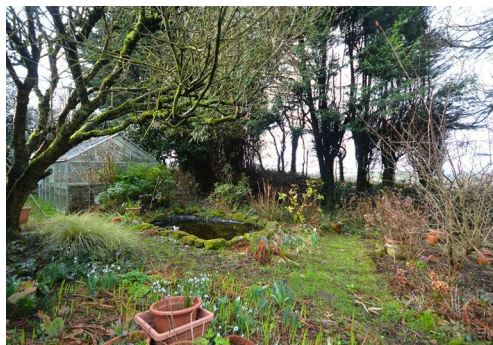




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Chygwedhen

Chygwedhen, Long Lane, High Street, St. Austell, Cornwall, PL26 7SX



St Stephen 1 mile Edge High Street St  
Austell 3 miles

A most atmospheric country cottage  
with mature gardens and a plethora  
of out-sheds - upgrading works just  
completed (February 2025)

- Entrance Hall
- Living Room
- Sitting Room
- Kitchen
- Bathroom & 2 Spacious Bedrooms
- Completely Lime Re-rendered & Painted (2025)
- Wonderful Gardens
- Greenhouse, Gardener's Shed, Garden Shed & Hobbies Shed
- Freehold
- Council Tax Band C

Guide Price £325,000



### SITUATION

Chygwedhen is situated just off the A3058 about a mile from the local village of St Stephen which offers a comprehensive range of everyday facilities and amenities. These are supplemented further by the town of St Austell about three miles to the east where there is also a station on the London Paddington line.

### DESCRIPTION

Adjacent to the cottage is tarmac car parking for two vehicles.

Chygwedhen comes to the open market for the first time in about 35 years and offers a charming stone & cob cottage recently re-coated with Lime render. Attractive gardens with much charm and ambience.

The existing accommodation includes a small Entrance Hall with tiled floor, off which is a pleasant Living Room with brick fireplace with granite lintel, oak wall mantle over and inset wood-burner, and ceiling timbers. Adjacent is a fine Sitting Room.

The Kitchen with tiled floor includes a matching range of Shaker style base and eye level kitchen units with timber worktops to splashback tiling, stainless steel single drainer sink unit with vegetable bowl and mixer tap, washing machine cupboard, Belling range cooker with five electric rings, warming zone and extractor hood over, breakfast bar, larder cupboards and double aspect. From the Kitchen there are views to St Stephen. Also on the ground floor is a fully tiled Bathroom with panelled bath, electric shower and screen over, modern vanity washbasin, close coupled wc, wall mounted heated towel radiator, downlighters and tiled floor.

On the first floor, either side of a split Landing, are two good sized double Bedrooms, both of which overlook the delightful front garden.

### THE GARDENS

The gardens are a particular feature of the sale of Chygwedhen. They are well stocked with a variety of flowers and shrubs, with areas of lawns interspersed with flowerbeds and borders and two garden ponds. The garden is bordered

by an attractive Cornish hedges with various trees completing the feel and ambience of the outside space. To the front of the cottage is a raised lawn garden with Fern tree and Camellia and to the side a timber effect raised decked Seating Area.

There are a number of useful Outbuildings within the garden as follows:

1. A fine Hobbies/Studio Shed about 15'6 x 6'8.
2. Aluminium Framed Greenhouse about 12' x 8' with vents and staging.
3. Gardener's/Potting Shed about 13'6 x 7'4 with staging and glazed on three sides.
4. Coal Bunker.
5. Garden Shed about 12' x 8' of timber and bitumen felt construction with side windows.

### VIEWING

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

### DIRECTIONS

From St Stephen take the A3058 towards St Austell. Drive into the valley and stay on the road, following it around to the left. Drive up the hill, passing the stone house on the right, the large farm building on the right, the stone splayed entrance to Pendeen on the right, the next bungalow on the right and after about a further 100 yards, opposite the sign showing a bend to the left, turn right and then immediately right into the car parking for the property. (On reaching the High Street 40mph sign – one has missed the entrance to Chygwedhen by about 50 yards).

### SERVICES

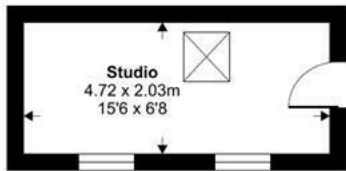
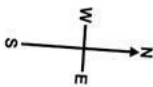
Mains water and electricity connected. Night storage heaters & electric radiators. Private drainage. Telephone points and Superfast Broadband available, 12-59 mbps (Ofcom). Mobile coverage indoors – EE, Three, O2 and Vodafone are likely (Ofcom). Mobile coverage outdoors – EE, Three, O2 and Vodafone are likely (Ofcom).

### PHOTOGRAPHS

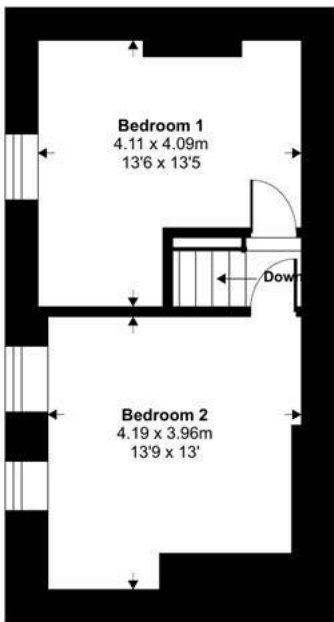
Please note that some of the photographs were taken in the summer of 2024



Approximate Area = 937 sq ft / 87 sq m  
Outbuilding = 103 sq ft / 9.6 sq m  
Total = 1040 sq ft / 96.6 sq m  
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 956915

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 |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (49-54)                                     | E |         |           |
| (41-48)                                     | F |         |           |
| (35-40)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

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