



Beech Tree Cottage







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5 Ridgewood Close, St Austell, Cornwall, PL26 6AT

Porthpean Beach - 0.75 mile Charlestown - 1 mile Pentewan - 3 miles

A substantial, beautifully presented contemporary family home set amidst mature gardens in a highly regarded residential cul-de-sac, close to Charlestown and Porthpean

- 2 Reception rooms
- Study
- Master bedroom with dressing room & en-suite
- Large garage with workshop
- Freehold
- Well-appointed kitchen
- Further en-suite reception with scope for annexe
- Four further bedrooms
- Superb mature gardens of 0.34 acre
- Council Tax Band F

Guide Price £895,000

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SITUATION

Ridgewood Close is set amidst picturesque countryside between the harbour villages of Charlestown and Pentewan with the nearest beach being Porthpean. Porthpean is an attractive and particularly sought after coastal village with an unspoilt sandy beach, friendly sailing club and challenging golf course overlooking the bay. There is also easy access onto the South West Coast Path with its outstanding coastal scenery in both directions. Nearby Charlestown is renowned for the Georgian harbour built by local landowner Charles Rashleigh and is now home for the tall ships that moor there together with a variety of shops, galleries, restaurants and inns.

The market town of St Austell provides a comprehensive range of shopping, banking, schooling and recreational facilities whilst Truro, the commercial centre of the county, is approximately fifteen miles distant and offers a fine array of shops together with leading educational establishments.

Both St Austell and Truro have mainline rail connections to London Paddington and Newquay Airport on the north coast offers daily scheduled flights to both domestic and international destinations.

THE PROPERTY

Available on the open market for the first time in over 20 years, Beech Tree Cottage is a substantial family home standing amidst mature grounds of around 0.34 acre in one of the areas most highly regarded residential cul-de-sacs. Originally constructed in the mid 1960's by a reputable local builder and retained as his own home, this impressive property was significantly extended in 2015 and now offers beautifully proportioned and impeccably presented accommodation with scope to create an annexe, if required.

The front door opens into a welcoming reception hall with views through to the garden, tiled floor and turning timber and glass staircase rising to the first floor. Leading off the central hall is the lovely dining room with views over the garden, opening to the contemporary Shaker style kitchen, complete with range cooker, integrated dishwasher and granite worksurfaces. There is access through French doors to a wrap around sun terrace overlooking the garden.





Double doors from the dining room lead to the superb dual aspect sitting room with open fire and 12' wide bi-fold doors opening to an extensive sun terrace, again with views over the garden. The ground floor is completed with a cloakroom, utility area, study and a further room with contemporary en-suite shower room and French doors to the garden. For those seeking an annexe or ancillary accommodation, this space offers great flexibility, perhaps with the installation of a staircase to the master bedroom above.

The first floor provides five bedrooms, including the generous master bedroom with dressing room, contemporary en-suite and french doors to a Juliet balcony overlooking the garden. There is also an additional family bathroom.

GARDENS AND GROUNDS

Situated at the head of the cul-de-sac, the property benefits from ample driveway parking together with a sizeable garage and additional workshop/storage space.

Enclosing the property on three sides, the lawned grounds are bordered by mature shrubs and interspersed with established trees, including a handsome beech and oak. There are Tree Preservation Orders in place for some. Bursting with wildlife, these lovely gardens have a particularly secluded atmosphere. A variety of seating areas and sun terraces have been created to the rear and side elevations.

SERVICES

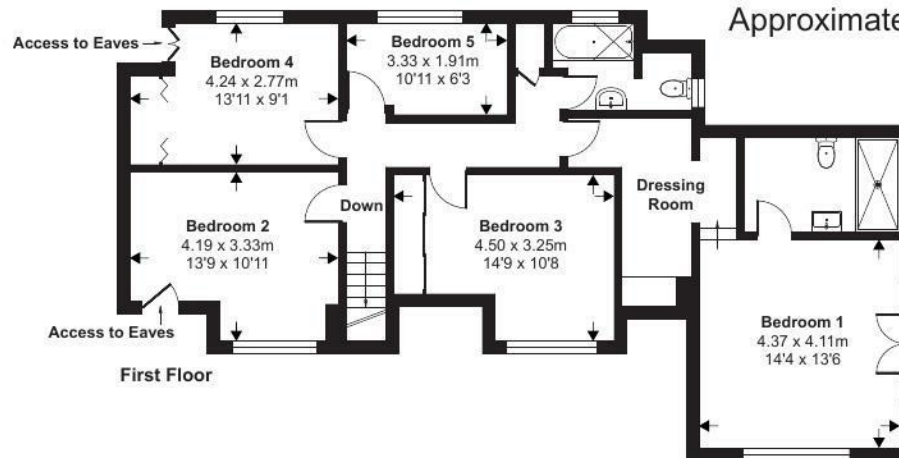
Mains water, electricity, drainage and gas. Gas fired central heating. Electric under floor heating to en-suites. Up to Superfast Broadband (Ofcom). Mobile coverage available by EE, Three, Vodafone & O2 (Ofcom)

VIEWINGS

Strictly by prior appointment with Stags on 01872 264488

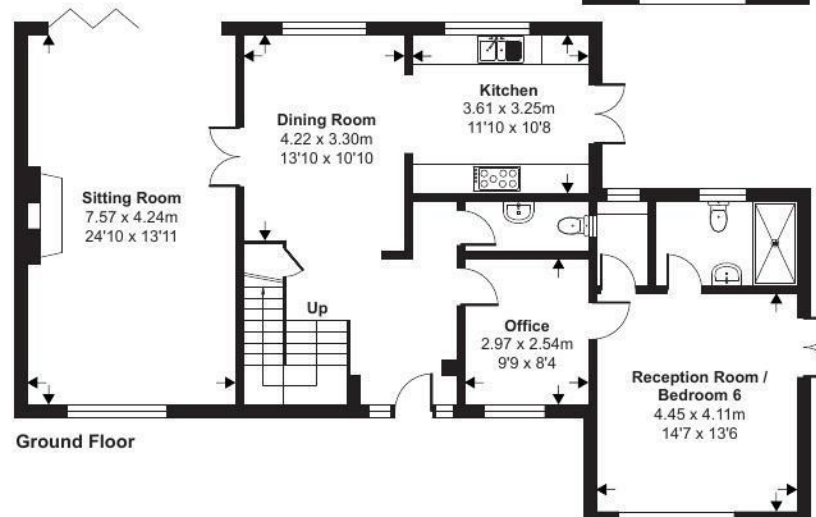
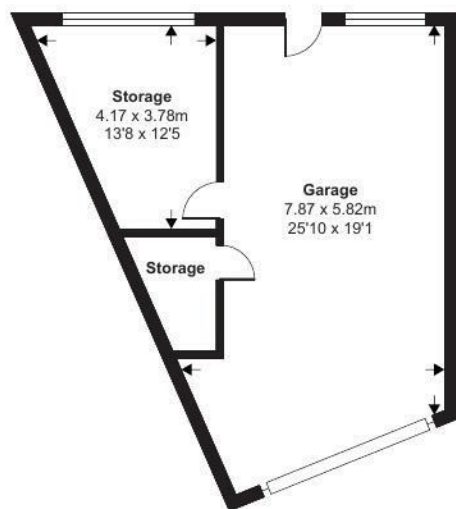
DIRECTIONS

Proceed to St Austell, pass the Asda supermarket and at the next set of traffic lights turn right to Duporth. Continue straight over the mini roundabout and take the second left into Ridgewood Close. Follow the road around to the left and the property will be found at the far end of the cul-de-sac



Approximate Area = 2237 sq ft / 207.8 sq m
Garage = 619 sq ft / 57.5 sq m
Total = 2856 sq ft / 265.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1081554



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(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 