



2 Chapel View



St Austell 5.5 miles A30(T) 4.5 miles Truro
13 miles

A well-presented semi-detached period house with front and rear gardens and stunning far-reaching landscape views

- Entrance Hall
- 2 Front Reception Rooms
- Kitchen and Dining Room
- Pantry and Small Rear Hall
- 4 Bedroom & Bathroom
- Front Raised Garden
- Rear Enclosed Garden
- Tremendous Views
- Freehold
- Council Tax Band B

Guide Price £325,000

SITUATION

2 Chapel View stands in an elevated position within the hamlet of Hillhead near the popular and thriving village of St Stephen. Indeed, the village includes two village schools, post office, public house, fish and chip shop, take away Chinese restaurant, two hairdressers, primary school, secondary school, church, surgery, playing fields, village hall, garages, bowling green and recreational facilities. These are supplemented further by the town of St Austell about 5.5 miles to the east and the cathedral city of Truro about 13 miles to the south-west, being the commercial and retail centre of Cornwall. There is a railway station on the London Paddington line at St Austell and a junction to the A30(T) about 4.5 miles to the north.

DESCRIPTION

Having been the subject of an upgrading programme by the current owners in recent years, 2 Chapel View is well-presented to the open market in a fine position commanding distant views over mid Cornwall.

The approach from the public road is via steps which lead up to paths running up the side of the house and to the front door.

On the ground floor is a small Entrance Hall with doors off to the two Front Reception Rooms being a Sitting Room and Living Room - both of which enjoy fabulous views. Within the Living Room is a stone fireplace with contemporary wood-burner, slate hearth and suspended wooden mantle over. From the Living Room a part glazed door opens to an Inner Hall with under-stairs Storage and with a door off to a side walk-through "Pantry" and rear Hallway.

There is a good sized Kitchen with modern range of matching units with cupboards, drawers and hard worktop, an under-mounted stainless steel sink unit with arched mixer tap, space for electric cooker range with splashback and extractor hood, larder cupboard, space and plumbing for washing machine, integral dishwasher and space for freestanding refrigerator freezer.

Adjacent is a fine well-proportioned Dining Room with triple aspect including glazed door to outside and with the same polished tiled floor as the Kitchen. From the Dining Room there is an outlook to the rear garden.

On the first floor, centred around a part balustrade Landing are 4 Bedrooms and a Family Bathroom. The Main Bedroom includes an En Suite Shower Room with quadrant shower, pedestal washbasin and wc. The Bathroom includes a panelled bath with shower and screen over, wc, vanity washbasin and tiled walls to half height and full height.

To the front of 2 Chapel View is a raised lawn garden area and to the rear a good-sized dog friendly enclosed garden laid mainly to lawn with paved seating area and pair of Garden Sheds/Store Buildings at the rear.

VIEWING

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

DIRECTIONS

From the centre of St Stephen take the road northwards towards Treviscoe, pass the car park and the recreation ground and follow the road around to the left into Trethosa Road. Follow the road up out of the village up to Hillhead and Stepside. Turn left signposted towards Trethosa and Treviscoe and 2 Chapel View will be seen on the right-hand side after about 200 yards (shortly before the turning to the left towards Melador and Trethosa). There is a nameplate on the house.

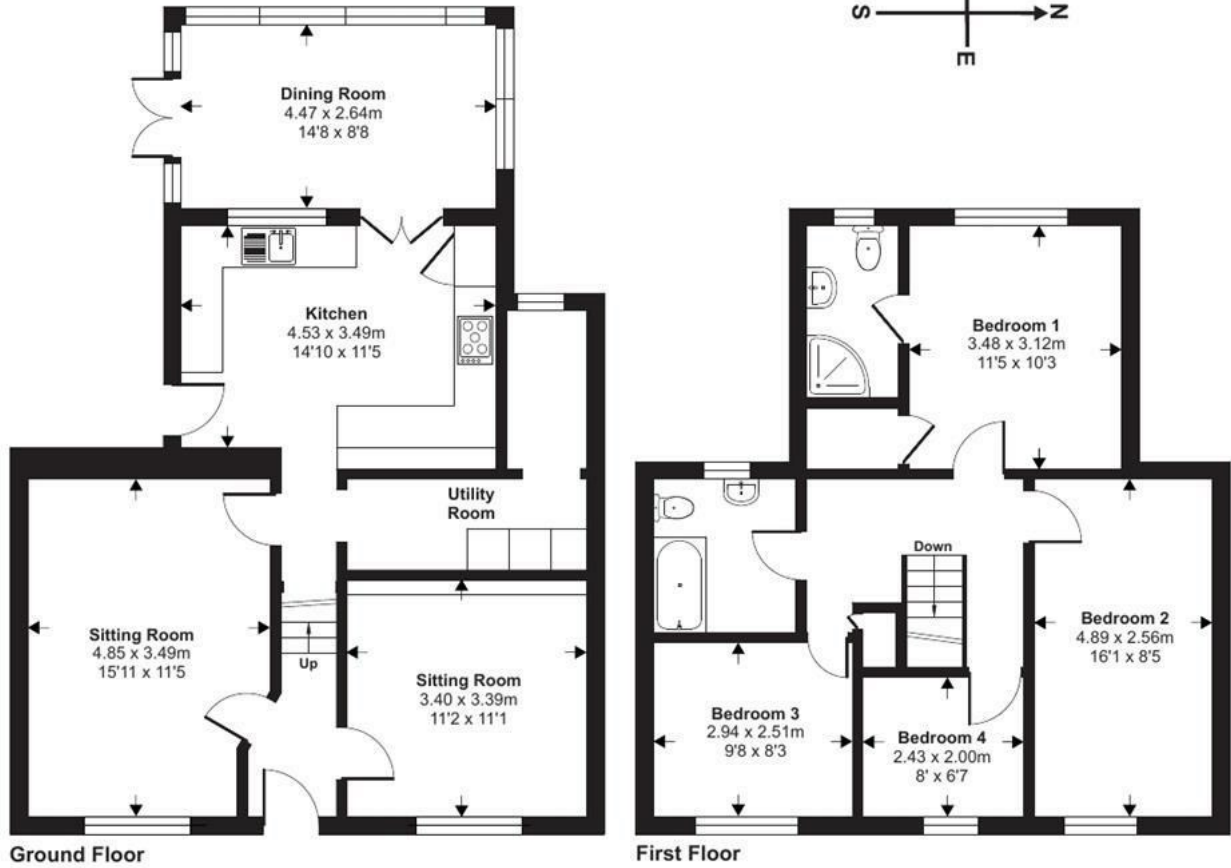
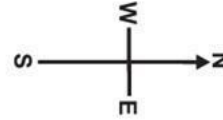
SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating (external boiler). Double-glazed. TV point. Standard and Superfast Broadband available, 0.9-58 mbps (Ofcom). Mobile coverage indoors - EE, O2 and Vodafone are likely (Ofcom). Mobile coverage outdoors - EE, Three, O2 and Vodafone are likely (Ofcom).



Approximate Area = 1373 sq ft / 127.5 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). © nichecom 2024. Produced for Stags. REF: 1094283

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Energy Efficiency Rating		Current	Potential
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher rating costs

England & Wales EU Directive 2002/91/EC

61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk



@StagsProperty