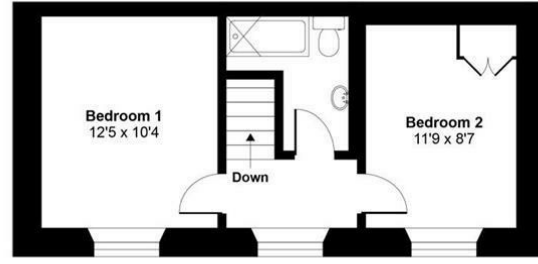
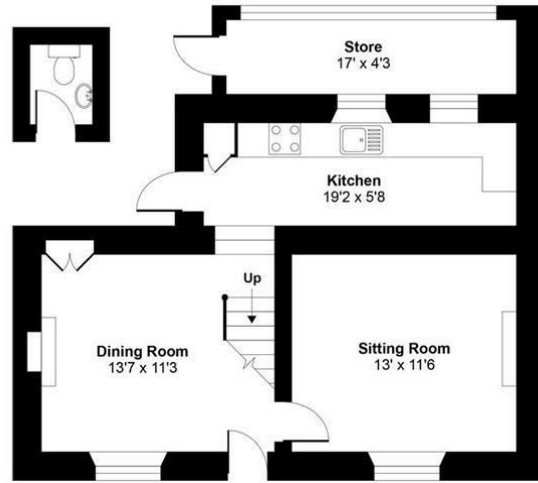


**Charlestown Road, St. Austell**

Approximate Area = 798 sq ft / 74.1 sq m  
 WC / Store = 90 sq ft / 8.3 sq m  
 Total = 888 sq ft / 82.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

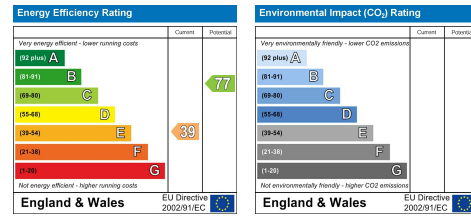
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2023. Produced for Lillcrap Chicott. REF: 963013

**KEY FEATURES**

- Detached
- Two Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom

- Ample Parking
- Large Rear Garden
- Sea Views
- Fantastic Income Potential
- No Chain

**ENERGY PERFORMANCE RATING**

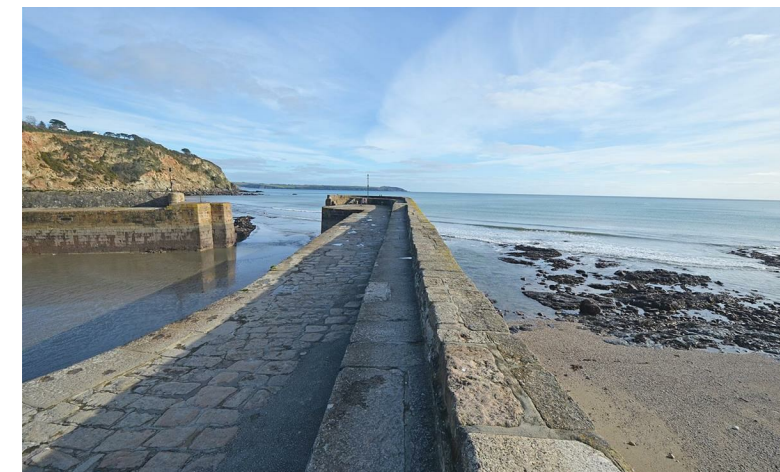
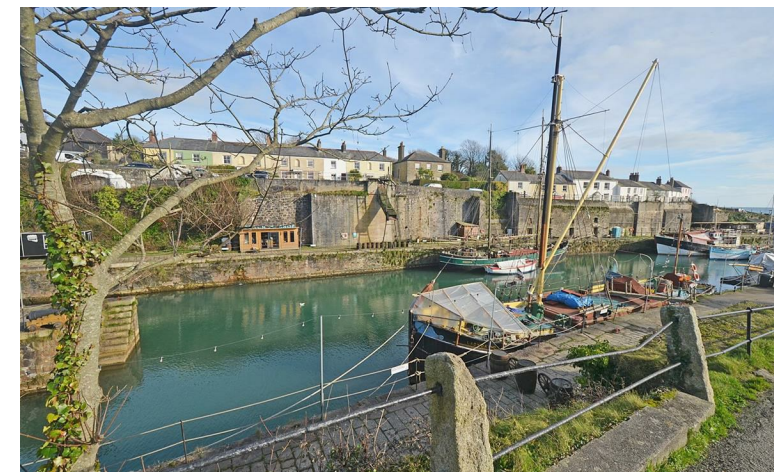


The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



**21 CHARLESTOWN ROAD, ST. AUSTELL, PL25 3NJ**

**DETACHED COTTAGE IN PRIME LOCATION SOLD WITH NO CHAIN**

A fantastic opportunity to purchase a Grade II Listed double fronted, two bedroom detached cottage situated in the heart of the ever popular location of Charlestown. The property oozes character throughout and enjoys wonderful views of the harbour. In all, the accommodation comprises; sitting room, dining room, kitchen, two bedrooms and a bathroom. There is ample off road parking and a substantial rear garden that enjoys the sunny aspect throughout the day. The property has been a very successful holiday let, but would also suit a purchaser looking to live in the heart of Charlestown and within a stone's throw from the sea. Sold with no chain, internal viewing is highly recommended.

EPC - E. Freehold. Council Tax - TBC.

GUIDE PRICE £650,000

**CONTACT US**  
 9 Cathedral Lane  
 Truro  
 Cornwall  
 TR1 2QS

3 Quayside Arcade  
 St Mawes  
 Truro  
 Cornwall  
 TR2 5DT

01872 242244  
 sales@philip-martin.co.uk

01326 270008  
 stmawes@philip-martin.co.uk

## THE PROPERTY

21 Charlestown Road is a unique Grade II listed detached cottage situated in the heart of Charlestown, with tremendous views over the Harbour and within a stone's throw of the south coast beach. The property has been a very successful holiday let, and would equally be a fantastic bolthole or even full time residency for someone looking to live in this popular spot. Beautifully presented throughout, and boasting plenty of characterful features including an open fireplace, sash windows, ceilings beams and feature exposed stone walls. In all, the accommodation comprises; sitting room, dining room, and kitchen to the ground floor with two bedrooms and a bathroom to the first floor. There is ample parking to the front of the property as well as a generous rear garden mainly laid to lawn with mature shrubs and trees.

## LOCATION

Charlestown is a picturesque working port which remains unspoilt and retains much of its Georgian character. Charlestown has a primary school and Penrice Community College is only a 10 minute walk away. The village has local day-to-day facilities, restaurants and two pubs. The market town of St. Austell is a mile away and has many amenities which include secondary schools, supermarkets, banks, building societies, pubs, restaurants, shops and a main line railway station to London (Paddington).

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### DINING ROOM

13'7 x 11'3 (4.14m x 3.43m)  
Spacious dining area with period features including timber ceiling beams, feature fireplace and exposed stone wall. Sash window to front elevation, stairs rising to first floor and access to both the sitting room and kitchen. Radiator.

### SITTING ROOM

13' x 11'6 (3.96m x 3.51m)  
A cosy sitting room with sash window to front elevation, again with timber ceiling beams and a feature open fireplace. Radiator.

### KITCHEN

19'2 x 5'8 (5.84m x 1.73m)  
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for fridge/freezer, plumbing for both dishwasher and washing machine. Integrated electric oven with four ring gas hob and extractor fan over. Inset stainless steel sink and drainer unit with two windows to rear. Cupboard housing mains gas boiler. Radiator.

## FIRST FLOOR

### BEDROOM ONE

12'5 x 10'4 (3.78m x 3.15m)  
Double bedroom with sash window to front elevation. Radiator.

### BEDROOM TWO

11'9 x 8'7 (3.58m x 2.62m)  
Double bedroom with sash window to front elevation and fitted wardrobe. Radiator.



### BATHROOM

A fully tiled bathroom suite comprising bath with shower over, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

### OUTSIDE

The property enjoys off road parking for numerous vehicles at the front, with gardens that proceed to the side and rear. There is a rear courtyard with steps leading to a substantial back garden that enjoys the sunny aspect throughout the day and is laid to lawn with mature shrubs and trees; with an additional parking space to the rear.

### LEAN TO

A very useful lean to addition to the rear of the property that provides a storage facility for bikes, kayaks, bins etc.

### OUTSIDE W.C.

Comprising a w.c. and hand wash basin.

### SERVICES

Mains water, electric, drainage and gas.

### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

### TENURE

Freehold.

### COUNCIL TAX

TBC.

## DIRECTIONS

From Truro proceed in an easterly direction on the A390 to St. Austell and proceed through St. Austell to reaching the roundabout signposted Charlestown. Take the exit and pass Penrice Secondary School and proceed down the hill towards the harbour. Take the second exit at the roundabout and proceed towards the Pier House and No.21 can be found on the right hand side where a Philip Martin For Sale board has been erected.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

