

St. Stephen  
St. Austell  
PL26 7LF

£495,000

- GENEROUS AND ESTABLISHED PLOT
  - THREE BEDROOM CHARACTER COTTAGE
    - MULTIPLE OUTBUILDINGS/WORKSHOPS
- OFF ROAD PARKING PLUS GARAGE
- OCCUPYING A COMMANDING POSITION
  - POTENTIAL TO CREATE ADDITIONAL LIVING QUARTERS
  - PERFECT FAMILY HOME
- A STRIKING FIREPLACE EQUIPPED WITH FULLY FUNCTIONAL MULTI-FUEL BURNER
- YOUR OWN SLICE OF THE CORNISH COUNTRY SIDE
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1194.79 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this tucked-away, three-bedroom character cottage to the market, an exceptional home that perfectly captures the romance of Cornish countryside living. Nestled within one of the area's most desirable and well-regarded locations, the property enjoys a rare balance of peaceful seclusion while remaining conveniently positioned for access to local amenities, reputable schools, and excellent transport links. Occupying a commanding position within a generous and beautifully established plot, this charming residence offers an outstanding opportunity to acquire a lifestyle as much as a home, your very own slice of Cornwall.

From the moment you arrive, the cottage exudes warmth and character. A bright and welcoming entrance hall sets the tone, hinting at the thoughtfully maintained interiors beyond. The kitchen is both practical and full of rustic appeal, fitted with a comprehensive range of wall and base units that provide ample storage and workspace. At its heart sits a rangemaster double oven, perfectly in keeping with the home's heritage and ideal for those who appreciate traditional country cooking. The kitchen flows seamlessly into the dining room, a wonderfully light-filled space framed by multiple windows that bathe the room in natural light while offering delightful views across the gardens. Just off the dining room, the property further benefits from a convenient downstairs W.C., an ideal addition for guests and everyday practicality.

Undoubtedly the centrepiece of the home is the characterful lounge. Rich in charm, it boasts exposed raised beams and a striking stone fireplace that was lovingly uncovered by the current owners, restoring a beautiful original feature to its former glory. Within the fireplace sits a fully operational multi-fuel burner, creating a cosy and atmospheric setting during the colder months, a perfect retreat after long countryside walks or blustery coastal days.

Ascending to the first floor, the cottage continues to impress with three generously proportioned bedrooms, each offering comfortable and versatile accommodation. Whether utilised as restful sleeping quarters, a home office, or creative space, these rooms adapt effortlessly to modern family living. The family bathroom is thoughtfully appointed, featuring both a bath and separate shower, providing convenience and flexibility for busy households.

Externally, the property offers an abundance of additional space and exciting potential. A range of outbuildings and workshops serve a variety of purposes, catering to hobbyists, tradespeople, or those simply in need of substantial storage. One of these outbuildings has already been cleverly converted into a fully functioning utility area, complete with power and plumbing for washing appliances. Subject to the relevant planning permissions, there is excellent scope to further develop these buildings into additional living accommodation, guest quarters, or a home studio, making this property as versatile as it is charming. The inclusion of a one-and-a-half-length garage further enhances its appeal, providing secure storage for vehicles, equipment, or recreational gear.

The gardens are nothing short of spectacular and undoubtedly one of the home's most captivating features. Enclosed and wonderfully private, they create a peaceful sanctuary brimming with mature trees, established shrubs, and vibrant seasonal planting. There is a true sense of retreat here, whether you are nurturing the flourishing borders, hosting summer soirées, enjoying relaxed al fresco dining, or simply unwinding beneath the Cornish sun. The grounds provide a safe and serene environment suitable for families, gardening enthusiasts, and entertainers alike.

To the front, the property is approached via a private entrance along a shingled driveway, offering ample off-road parking for several vehicles and enhancing the overall sense of exclusivity and privacy.

The property is connected to mains water and electricity, with drainage served by a septic tank. Heating is provided via oil-fired radiators, ensuring comfort throughout the seasons. The home falls within Council Tax Band C.

#### LOCATION

Hay, is a charming rural hamlet set within the parish of St Stephen-in-Brannel in the heart of mid-Cornwall. Surrounded by beautiful countryside and traditional Cornish landscapes, the area offers a peaceful village lifestyle while still remaining within easy reach of essential amenities. Nearby, the village of St Stephen provides a selection of local conveniences including a convenience store, post office services, and community facilities. For a wider range of shopping, dining, and leisure options, the town of St Austell is just a short drive away and offers supermarkets, independent shops, schools, and transport links including rail services. The area is well positioned for enjoying both countryside walks and access to Cornwall's stunning coastline, making it an attractive location for families, professionals, and those seeking a quieter lifestyle without sacrificing practicality.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE

#### KITCHEN

Exposed beams. Consumer unit. A range of wall and base fitted storage cupboards and drawers. Splashback tiling. Rangemaster-style oven. Integrated appliances. Radiator. Slate flooring.

#### DINING ROOM

Skimmed ceiling. Dual-aspect double-glazed windows. Two radiators. Television point. Multiple plug sockets. External door leading out to the rear garden. Internal door leading to:

#### W.C.

Skimmed ceiling. Double-glazed window to the side aspect. Splashback tiling. Wash basin. W.C. Skirting boards. Varnished wooden flooring.

#### LOUNGE

Exposed beams. Two double-glazed windows to the front aspect of the property. A striking exposed fireplace, with a fully functional multi-fuel burner installed. Built-in storage cupboard. Two radiators. Television point. Multiple plug sockets. Varnished Oak flooring. Door leading out to the front.

#### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Plug sockets. Carpeted flooring. Doors leading to:

#### BEDROOM ONE

Skimmed ceiling. Double-glazed window to the front aspect. Two built-in storage cupboards, both currently utilised as wardrobe space. Radiator. Multiple plug sockets. Varnished wooden floorboards.

#### BEDROOM TWO

Skimmed ceiling. Access to a partially boarded loft space. Double-glazed window to



the front aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Varnished wooden flooring.

#### **BATHROOM**

Skimmed ceiling. Recessed spotlights. Frosted double-glazed window to the side aspect. Splashback panelling. Shower cubicle housing a mains-fed shower. Bath. Waverley wash basin. Heated towel rail. W.C. Skirting boards. Vinyl flooring.

#### **BEDROOM THREE**

Skimmed ceiling. Access to a partially boarded loft space. Double-glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Carpeted flooring.

#### **EXTERNALLY**

##### **GARAGE**

Metal up and over door. Double glazed window to the side aspect. Multiple plug sockets. Concrete flooring.

##### **UTILITY ROOM ONE**

Single glazed window to the front aspect. Oil fired boiler. Multiple plug sockets. Concrete flooring.

##### **UTILITY ROOM TWO**

Single glazed window to the front aspect. Wash basin. Plenty of under-counter storage space. Plumbing for washing machine and tumble dryer. Multiple plug sockets.

##### **OUTBUILDING/WORKSHOP ONE**

Single glazed window to the front aspect.

##### **OUTBUILDING/WORKSHOP TWO**

Single glazed window to the front

#### **GARDEN**

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#### **PARKING**

The property is approached via a private entrance along a shingled driveway, offering ample off-road parking for several vehicles and enhancing the overall sense of exclusivity and privacy.

#### **AGENTS NOTE**

An EPC has been instructed and will be uploaded to the advert upon receipt.





St. Stephen, St. Austell, PL26 7LF

## SERVICES

The property is connected to mains water and electricity, with drainage served by a shared septic tank. Heating is provided via oil-fired radiators, ensuring comfort throughout the seasons. The home falls within Council Tax Band C.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Oil-powered central heating is installed.

Heating features: Wood burner and Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



# Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

1 Market Street  
St Austell  
Cornwall  
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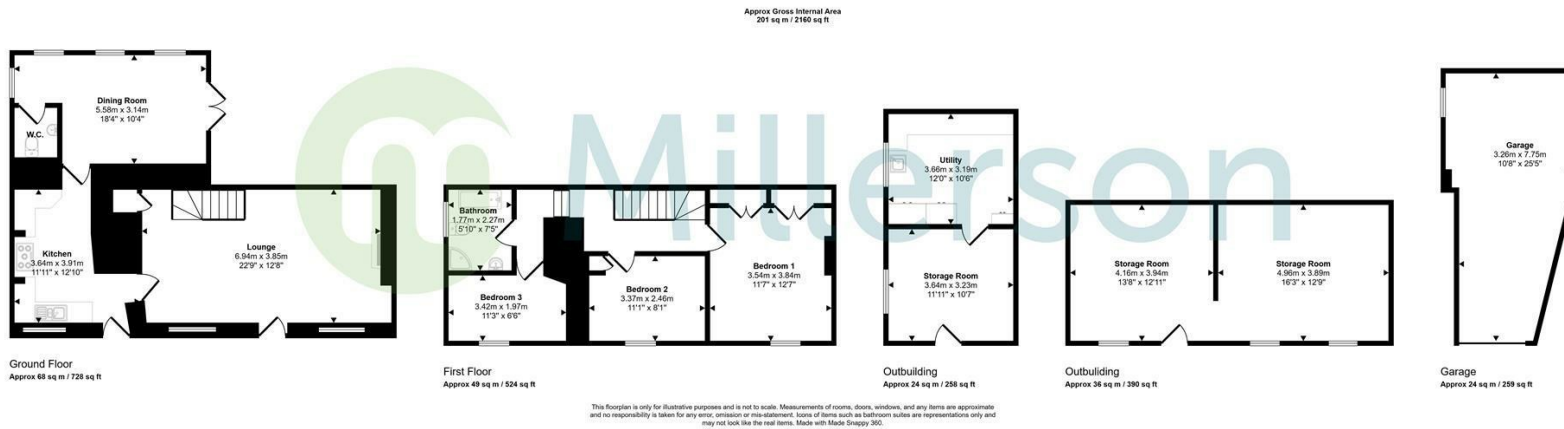
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

