



Fore Street  
Nanpean  
St. Austell  
PL26 7YE  
Guide Price £270,000

- NO ONWARD CHAIN
- BEAUTIFUL CHARACTER COTTAGE
- OFF ROAD PARKING AVAILABLE
- TWO/THREE DOUBLE BEDROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- STUNNING GARDEN
- TWO BATHROOMS
- CONNECTED TO ALL MAINS SERVICES
- GREAT LINKS TO THE A30
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 667.36 sq ft



3



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E51

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this truly enchanting two/three-bedroom detached cottage to the market, offered with the added benefit of no onward chain. Bursting with charm, character, and a wealth of period features, this delightful home effortlessly combines timeless cottage appeal with stylish modern touches, creating a warm and inviting property that is ready to move straight into. Conveniently situated within close proximity to local amenities, well-regarded schools, and excellent transport links, this unique residence is perfectly suited to first-time buyers, growing families, investors, and those seeking a peaceful yet well-connected home. The property also benefits from off-road parking for one vehicle beneath a useful carport.

From the moment you step through the front door, the property exudes warmth and personality. A bright and welcoming entrance hallway sets the tone for the accommodation beyond, leading into a beautifully presented and generously proportioned lounge. This stunning living space is full of character, centred around an eye-catching feature fireplace that creates a cosy focal point, while exposed stone walls to either side add rustic elegance and a wonderful sense of heritage. Large windows allow natural light to flood through the room, enhancing the inviting atmosphere and making it the perfect place to relax and unwind.

The heart of the home is undoubtedly the impressive kitchen/diner, thoughtfully designed with both practicality and entertaining in mind. Offering an extensive range of fitted wall and base units, plentiful worktop space, and ample room for a family dining table, this expansive area is ideal for modern-day living. Whether preparing everyday meals or hosting guests, the kitchen provides a sociable and functional environment while still retaining the cottage's distinctive charm and characterful feel.

Adding further versatility to the ground floor, the current owners have cleverly reconfigured and enhanced the accommodation to include a stylish shower room, practical utility space, and an additional bedroom. Beautifully blending contemporary finishes with traditional features, this area offers fantastic flexibility and could equally serve as a guest suite, home office, hobby room, or ground-floor bedroom depending on individual requirements. Every addition has been carefully considered to complement the original charm of the property while introducing the comforts expected from modern living.

Ascending to the first floor, the sense of space continues with two further generously sized double bedrooms, each enjoying a light and airy feel alongside attractive character features that add to the home's undeniable appeal. These elegant rooms provide peaceful retreats at the end of the day and offer ample space for furnishings and storage. Completing the internal accommodation is a well-appointed family bathroom, tastefully finished to provide both comfort and functionality.

Externally, the property enjoys a truly exceptional garden that has clearly been lovingly nurtured and cared for. A vibrant array of colourful flowers, mature shrubs, and fragrant herbs create a beautifully established outdoor haven, rich in texture, colour, and seasonal interest. Thoughtfully designed seating areas provide idyllic spots for morning coffee, summer dining, or evening relaxation, making the garden an extension of the home itself. Whether entertaining guests, gardening enthusiasts, or simply enjoying the peaceful surroundings, this magical outdoor space offers something for everyone.

#### LOCATION

Nanpean is a rural village on the outskirts of St Austell with amenities including a primary school, Chinese takeaway and convenience store. There are bus stops with direct routes to Truro, Newquay and St Austell. More comprehensive needs are served by St Austell, Truro and Newquay which offer a wider range of facilities including secondary and tertiary education, leisure centre with swimming pool, cinema, bowling alley and a wide variety of pubs, restaurants and bistros. Further afield (approximately 30 minutes away) lie the sandy beaches of both the north and south coasts making Nanpean an ideal central hub. The picturesque harbours of Charlestown and Mevagissey and attractions such as the Lost Gardens of Heligan and the world renowned Eden Project are close by too.

#### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

#### ENTRANCE HALLWAY

uPVC frosted double-glazed door. Smoke alarm. Consumer unit. Skirting boards. Tiled flooring. Doors leading to:

#### LOUNGE

Skimmed ceiling with exposed beams. Double-glazed window to the front aspect. Exposed brickwork wall. Fireplace. Under-stairs storage cupboard. Electric panel heater. Television point. Multiple plug sockets. Skirting boards. Carpeted flooring.

#### KITCHEN/DINER

Exposed beams. Double-glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers with an abundance of worktop space. Splashback tiling. Stainless steel sink with drainer. Space for oven, dishwasher, and fridge freezer. Electric panel heater. Multiple plug sockets. Skirting boards. Tiled flooring.

#### INNER HALLWAY

Skimmed ceiling. Exposed brickwork wall. Electric panel heater. Skirting boards. Vinyl flooring.

#### DOWNSTAIRS SHOWER ROOM

Skimmed ceiling. Extractor fan. Double-glazed window to the side aspect. Splashback panelling. Shower cubicle housing an electric shower. Mirror with integrated lighting on a motion sensor. Wash basin with mixer tap. Heated towel rail. WC.

#### UTILITY ROOM

Skimmed ceiling. Built-in storage cupboard. Space for washer/dryer. Multiple plug sockets. Skirting boards. Vinyl flooring.

#### OFFICE/BEDROOM THREE

Skimmed ceiling. Dual-aspect double-glazed windows. Electric panel heater. Multiple plug sockets. Skirting boards. Carpeted flooring. Door leading to the rear garden.

#### FIRST FLOOR LANDING

Smoke alarm. Double-glazed window to the rear aspect. Thermostat. Exposed brickwork wall. Plug socket. Skirting boards. Carpeted flooring.

#### BEDROOM ONE

Double-glazed window to the front aspect. Electric panel heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

#### BEDROOM TWO

Access to partially boarded loft space. Double-glazed window to the front aspect. Two built-in wardrobes with drawers. Electric panel heater. Multiple power sockets. Skirting boards. Carpeted flooring.

#### BATHROOM

Skimmed ceiling. Extractor fan. Exposed beams. Recessed spotlights. Frosted double-glazed window to the rear aspect. Splashback tiling throughout. Mirror with integrated light sensor. Electric shower over the bath. Wash basin. WC. Heated towel rail. Skirting boards. Wooden flooring.

#### EXTERNALLY

#### GARDEN

Externally, the property enjoys a truly exceptional garden that has clearly been lovingly nurtured and cared for. A vibrant array of colourful flowers, mature shrubs, and fragrant herbs create a beautifully established outdoor haven, rich in texture, colour, and seasonal interest. Thoughtfully designed seating areas provide idyllic spots for morning coffee, summer dining, or evening relaxation, making the garden an extension of the home itself. Whether entertaining guests, gardening enthusiasts, or simply enjoying the peaceful surroundings, this magical outdoor space offers something for everyone.



#### PARKING

The property also benefits from off-road parking for one vehicle beneath a useful carport.

#### SERVICES

The property is connected to mains water, electricity and drainage. It also falls under Council Tax Band B.

#### AGENTS NOTE

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

#### MATERIAL INFORMATION

# Verified Material Information

## Costs & tenure

Tenure: Freehold

Council tax band: B

EPC rating: E

## The building

Detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Double glazing and open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three ok, EE great

Parking: Off Street, Covered, Private, and Allocated

## Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

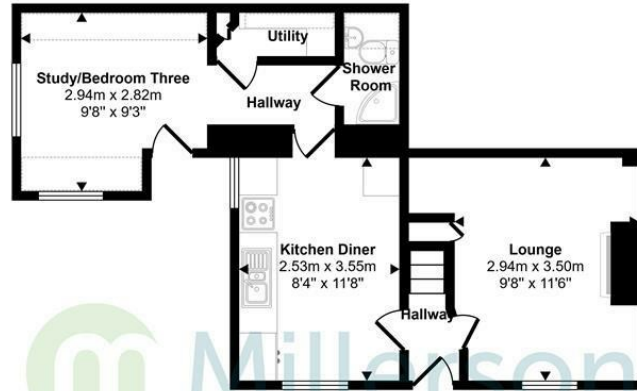
Non-coal mining area: yes

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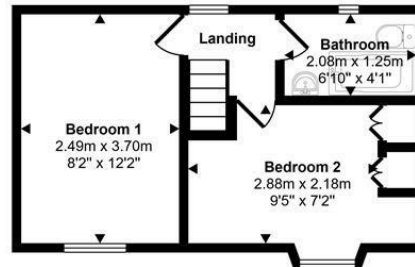
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
59 sq m / 639 sq ft



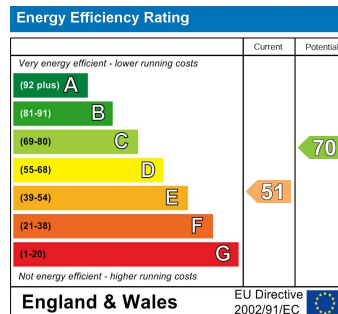
Ground Floor  
Approx 37 sq m / 395 sq ft



First Floor  
Approx 23 sq m / 243 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## 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

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