



MAY WHETTER & GROSE

**MORGORWEL HIGH STREET, LANJETH, PL26 7SP
OFFERS OVER £525,000**



AN IMPRESSIVE DETACHED SPACIOUS ATTRACTIVE INDIVIDUALLY DESIGNED PART SLATE STONE FRONTED FAMILY RESIDENCE IN A TUCKED AWAY POSITION ENJOYING FAR REACHING VIEWS OF THE COUNTRYSIDE AND OUT TO THE COASTLINE WITH A BACK DROP OF FIELDS BEHIND THIS IMPRESSIVE DESIGNED FAMILY HOME. GATED DRIVEWAY WITH AMPLE PARKING AND LARGE DOUBLE GARAGE WITHIN WELL MAINTAINED FORMAL GARDENS AND INTERNALLY OFFERS SPACIOUS ACCOMMODATION, FRONT PORCH, LARGE ENTRANCE HALLWAY, LIGHT AND SPACIOUS FRONT TO BACK LOUNGE, DOWNSTAIRS SHOWER ROOM, DINING ROOM AND KITCHEN PLUS UTILITY WITH LARGE LANDING. FOUR DOUBLE BEDROOMS, TWO EN-SUITES AND FAMILY BATHROOM. UNDERFLOOR HEATING TO THE GROUND FLOOR. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FANTASTIC POSITION, SPACIOUS ACCOMMODATION, VIEWS AND SURROUNDINGS. EPC - B
SEE AGENTS NOTES



Location



High Street village is a small village on the outskirts of St Austell. The property is a short distance from St Mewan Primary School and Brannel Secondary School. St Austell town centre is within easy commuting distance of the property and offers a wide range of shopping, educational and recreational facilities. The property is well serviced by buses. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell head out through the village of Trewoon heading towards St Stephen. You will come into the hamlet, go past the turn for Coombe Road on the left hand side on the layby, approximately another 200 yards there is a cottage facing the road with a lane to the side. Take the lane up to the top and meander around to the right hand side where the entrance will appear on the right.

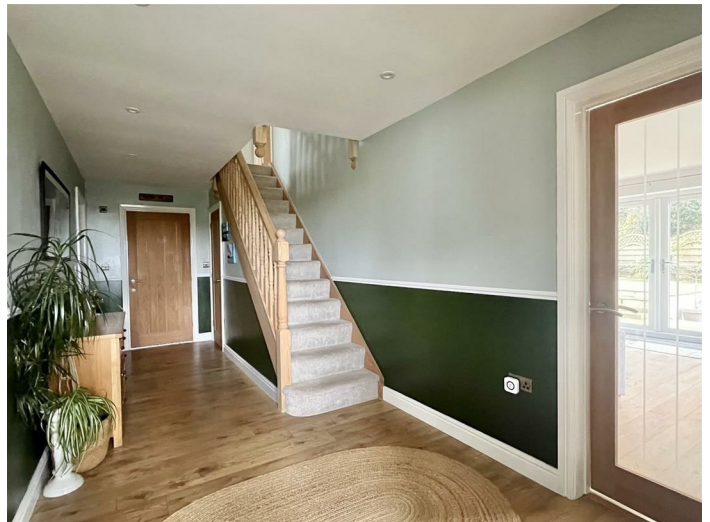
Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.



From the granite stone chipped driveway there is a paved path leading to the entrance porch with a bank of double glazed windows and door, where you can enjoy the views with deep display sill and finished with strip wood flooring. Recessed lighting. Internal wood glazed panel door opening through into the large welcoming hallway.

Hallway



Large welcoming hallway with matching flooring which continues through into the main living areas of the ground floor. Carpeted staircase with natural wood handrail and spindles to the first floor with large under stairs storage. Doors into all downstairs living space. Wood glazed glass panel door into the lounge.

Lounge

13'8" x 27'5" (4.18 x 8.36)



The feeling of space is further enhanced by the light gained by double glazed windows to the front and back with two sets of double doors leading out onto the side garden, from where you can also enjoy the views. Central focal point of a log burner set onto a slate hearth with slate display sill over. Opposite leads through to the kitchen.

Kitchen

13'7" x 15'8" - max (4.16 x 4.79 - max)



Wood glazed double doors leading through into the formal dining room and one through into the integral garage. Thoughtfully designed and laid out incorporating a good range of wall and base units with integrated appliances of fridge, freezer, dishwasher, NEFF oven and hob set within a polished speckled stone work surface incorporating a breakfast bar. Useful slow close deep pan drawers and wonderful integrated corner fridge and freezer. Stainless steel sink and drainer with mixer tap, and attractive tiled splashback. Further lighting supplied by recessed spotlights. Off the kitchen is an impressive spacious double garage



Door from the entrance hallway or from the kitchen leads through to the formal dining room.

Dining Room

11'1" x 13'8" (3.40 x 4.19)



Set of double glazed doors leading out onto the patio and garden beyond.

Double Garage

21'3" x 18'9" - approx (6.48 x 5.74 - approx)



With electric roller door to the front and utility area to the side with door into plant room housing. Double glazed door also leads out onto the rear.

Ground Floor Shower Room

7'9" x 6'9" (2.37 x 2.07)



Comprising low level WC, hand basin with tiled splashback and mirror above. One and half size shower with integrated shower system and glass screens. High level obscure window with deep display sill and recessed spotlighting. Chrome heated towel rail.



Staircase to first floor landing with doors to all four bedrooms, bathroom and one into large airing cupboard. Wall mounted radiator.

Bedroom

9'4" x 13'4" (2.85 x 4.07)



Double glazed window with deep display sill with radiator beneath enjoying an outlook down over the garden and the backdrop of the fields behind. There is also a recess.

Family Bathroom

8'9" x 6'1" - max (2.67 x 1.86 - max)



Comprising low level WC, hand basin with part tiled splashback and deep oval bath with central mixer tap and part tiled walls. Chrome heated towel rail. Finished with a patterned tiled effect floor covering. Natural light from a high level Velux window together with recessed spotlights. Ceiling extractor.

Bedroom

13'3" x 10'5" (4.06 x 3.19)



Also located to the rear enjoying a similar outlook from the large double glazed window with deep display sill and radiator beneath.

Principal Bedroom

13'3" x 16'5" - max (4.04 x 5.02 - max)



Double glazed window with deep display sill with radiator beneath from where you can enjoy far reaching views. Door through to en-suite.

En-Suite

6'0" x 9'1" - max (1.84 x 2.77 - max)



Comprising low level WC, hand basin with tiled splashback. Curved glazed doors into shower cubicle with tiled wall surround and integrated shower system. High level obscure double glazed window with deep display sill. Finished with a tile effect floor covering. Heated Chrome towel rail.

Bedroom

13'9" x 12'3" plus deep recess (4.21 x 3.74 plus deep recess)



Also enjoying a wonderful outlook to the front from double glazed window with deep display sill and radiator beneath. Door into en-suite.

En-Suite

4'10" x 9'2" - max (1.49 x 2.80 - max)



Similarly finished to the other en-suite with tile effect floor covering. Low level WC and hand basin with tiled splashback, lit vanity mirror above. Chrome heated towel rail. Glass screen and opening into generous size shower cubicle with integrated shower system and tiled wall surround. High level obscure double glazed window with deep display sill. Recessed spotlighting and extractor.

Outside



The property is situated in an elevated position at the end of a private lane and is accessed through a double gated entrance. Large stone chipped driveway with outside courtesy lighting and power points. Ample parking for numerous vehicles.

To the front an area of open lawn enclosed by low fencing and natural hedging with fields to the side. There are also outside power points and courtesy lighting to the side.

To the rear and from the dining area through the double doors or via the garage opens out onto a beautiful paved patio area. Steps up to an expanse of open lawn with a backdrop of natural hedging and fields behind. The garden meanders around where there is a kitchen garden area and low level gateway into a wild area.



Council Tax Band - E

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

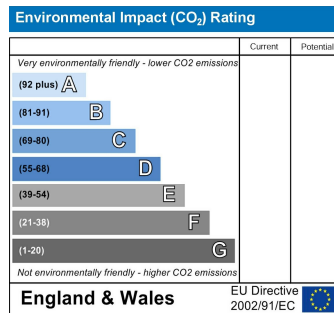
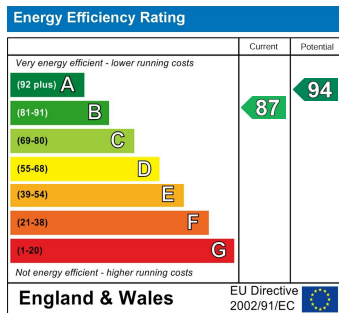
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

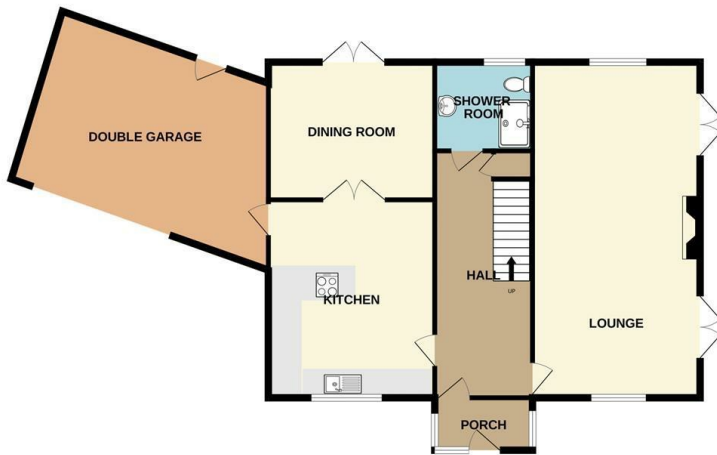
Agents Notes

Air Source Heat Pump.
Shared Access Lane with neighbour.
Drainage is Domestic Small Sewage Treatment Plant.

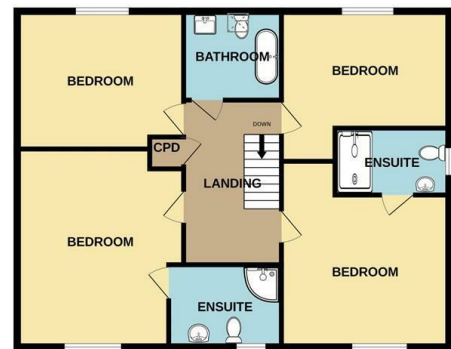




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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