MAY WHETTER & GROSE

1 LITTLE HALLAZE HALLAZE ROAD, PENWITHICK, PL26 8YW
BY AUCTION £125,000



** FOR SALE BY AUCTION **
LOT – 1 LITTLE HALLAZE, HALLAZE ROAD, PENWITHICK, ST. AUSTELL, CORNWALL, PL26 8YW
AUCTION GUIDE PRICE – £125,000 - PLUS PLUS FEES
THE PROPERTY IS TO BE OFFERED ONLINE BY CLIVE EMSON AUCTIONEERS ON 15 DECEMBER 2026
TO REGISTER TO BID, VIEW LEGAL DOCUMENTATION OR FOR GENERAL AUCTION ENQUIRIES PLEASE CONTACT THE AUCTIONEERS.

A TWO BEDROOM END OF TERRACE COTTAGE WITH GARDEN, BARN AND PARKING.

EPC - E SEE AGENTS NOTES AND AUCTION NOTES





Property Summary:
Located off a small access lane, a chain free end of terrace house with two generous double bedrooms, first floor bathroom with separate shower and open plan kitchen, lounge, diner. The property occupies a spacious plot with outbuildings complete with design plans for conversion (planning permission not obtained) and a spacious detached garden laid to lawn. With ample parking, Upvc double glazing and electric heating throughout, An early viewing is advised to fully appreciate this delightfully tucked away location, one of just three properties in the terrace.

Penwithick is a popular village offering a range of village amenities including local shop and sub post office, social club, fish and chip shop and a primary school and church at near by Treverbyn. There are recently generated comprehensive children's play areas and access onto lots of Clay Trails, bridle paths and cycle trails. The recently regenerated St Austell town centre is situated approximately 4 miles away and offers a wide range of shopping, educational and recreational facilities. 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 4 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 20 miles from the property.

Directions



From St Austell proceed in the direction towards Bodmin taking the distributor road. At the top of the hill with St Austell print on the left hand side of the road, continue straight. At the next roundabout take the second exit towards Penwithick. Turn left at the next roundabout and proceed into Penwithick. After the Penwithick Stores on the left hand side of the road turn right onto Hallaze Road. Proceed down the hill passing Penwithick Park on the right hand side of the road. Just after this turning turn left and proceed up the road. Turn right onto the unmade road where the property can be accessed in front of you. There is ample parking in front of the property.

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

Entrance Porch
4'10" x 2'6" (1.48 x 0.78)
Upvc double glazed door with upper sealed glazed unit allows external access into entrance porch. With sealed unit to front elevation and opening tilt and turn window to right elevation. Carpeted flooring, textured walls and door through to entrance hall.

Entrance Hall
4'5" x 4'9" (1.35 x 1.45)
Engineered wood flooring, carpeted stairs to first floor. Door through to lounge. Part wood clad walls. BT Open Reach Telephone Point. High level mains enclosed fuse box.

Lounge
12'10" x 10'7" - maximum (3.93 x 3.25 - maximum)



Upvc double glazed window to front elevation with deep wooden sill, opening through to kitchen/diner. Focal multi fuel burner set within chimney recess with tiled backing and hearth and wood mantle. Engineered wood flooring. Wall mounted electric heater. Door providing access to understairs storage void. Part wood clad walls. Television Aerial Point. Satellite Point.

Kitchen/Diner
19'1" x 11'5" (5.83 x 3.50)



A well lit twin aspect room with Upvc double glazed windows to rear and left elevation. Door through to utility. Engineered wood flooring. Door opens to provide access to hot water cylinder housing the Joule Pressurized Hot Water Cylinder. Focal ornamental fireplace with wood mantel and wood hearth. Wall mounted electric heater. Matching wall and base kitchen units finished in white, roll top worksurfaces, stainless steel one and half bowl sink with matching drainer and central mixer tap. Integral dishwasher, integral electric oven with four ring hob above and fitted extractor over. Part wood clad walls, part tiled walls. Kitchen also benefits from soft close technology and will accommodate a generous dining table. Space for fridge/freezer.



Utility Room
7'0" x 6'3" - maximum (2.14 x 1.91 - maximum)



Upvc double glazed door to front elevation with upper obscured glazing. Wood effect vinyl flooring. Cream kitchen wall units with wood topped workspace below and space under for washing machine, tumble dryer and additional fridge. Door through to WC.

WC
5'1" x 2'9" (1.55 x 0.86)



With Upvc double glazed window with obscured glazing to side elevation. Low Level Flush WC . Continuation of wood effect vinyl flooring.

Landing
12'7" x 4'3" - maximum (3.85 x 1.32 - maximum)
With doors off to double bedrooms one, two and family bathroom. Carpeted flooring. Loft access hatch. Bespoke wooden shelving. Part wood clad walls.

Bedroom Two
13'1" x 11'0" (4.01 x 3.37)



With large Upvc double glazed tilt and turn window to front elevation offering delightful elevated views over the surrounding countryside. Door through to fitted storage recess with high level hanging rail. Carpeted flooring. Television Aerial Point. Wall mounted electric heater. A generous second double bedroom.

Bedroom One
14'4" x 11'6" (4.38 x 3.52)



Large Upvc tilt and turn double glazed window to rear elevation affording delightful views over open fields beyond the neighbours garden to the rear of the property. Exposed wood flooring. Wall mounted electric heater. Door opens to provide access to in built storage void offering hanging storage facilities. Television Aerial Point.



Bathroom
8'4" x 6'11" (2.55 x 2.12)



Upvc tilt and turn double glazed window to rear elevation again enjoying delightful views over open countryside to the rear beyond the neighbours garden. Well presented matching four piece white bathroom suite comprising Low Level Flush WC with dual flush technology. Pedestal Ceramic Hand Wash Basin with central mixer tap. Panel enclosed bath with central mixer tap and fitted shower attachment and separate shower cubicle with wall mounted shower and water resistant cladding set within. Wood effect vinyl flooring. Heated towel rail. Part tiled walls. Bespoke wooden shelving.

Outside



Council Tax: B



Accessed opposite from the turning into Penwithick Park, a lane leads up hill and turns towards the right at the top of the hill. Access to this property is via the track with a large metal gate providing access to the parking area. To the right hand side of the gate there is a garage which will need modernisation with another small store attached to the side - this is the building the current owner has drawn up plans, although not approved by planning - these are available to genuinely interested parties for viewing in our office. There is also a useful attached buildings to the left of the property which would also benefit from a degree of work, however offer fantastic storage space. To the side of the barn with plans drawn up, a wooden gate opens to provide access to the properties official garden laid to lawn with hardstanding walkway along the left hand side and greenhouse tucked away to the rear. Note the gate to the left hand side allows access to the neighbours garden. This area is enclosed with an array of evergreen planting and shrubbery with high level stone wall to the right and rear elevations. We understand that the property benefits from the parking area directly in front of the terrace with number 2 having one allocated space. Number 3 having pedestrian and vehicular access to their property.

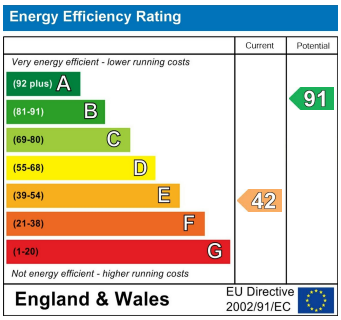
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

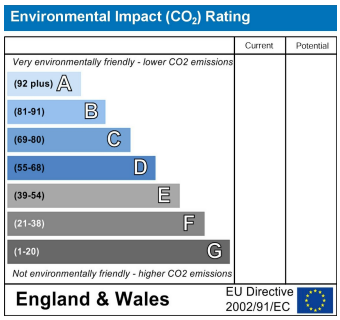
Services
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings
For All Viewings Please contact May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes
Leading up to the property is an unmade lane. Numbers 2 and 3 have pedestrian and vehicular access across the front of number 1 to their properties and parking.
Applicants are advised to check access and location prior to viewing.

Auction Information:
Lot – 1 LITTLE HALLAZE, HALLAZE ROAD, PENWITHICK, ST. AUSTELL, CORNWALL, PL26 8YW
Auction Guide Price – £125,000 - PLUS Plus fees
The property is to be offered online by Clive Emson Auctioneers on 15 December 2026
To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk
West Country House, 5 Kew Court, Pynes Hill, Exeter, Devon, EX2 5AZ / 01392 366555

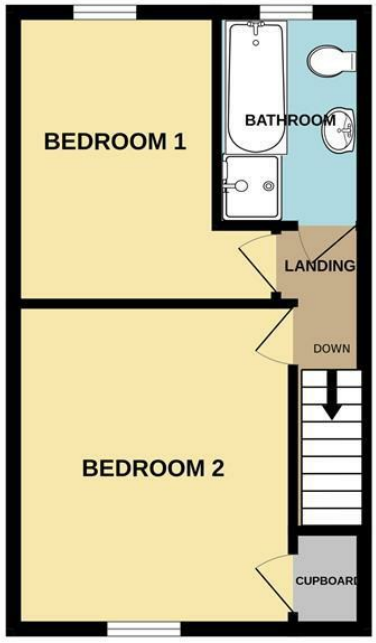

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
42
91
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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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