

STAGS

Shore Thing

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20 Quay Road, Charlestown, St Austell, Cornwall, PL25 3NX

Charlestown Harbour 75 yards St Austell Station 1.5 miles
Fowey 7 miles Porthpean 1.5 miles

A delightfully presented period cottage in a sought after area of Charlestown with front and enclosed rear gardens, outsheds, store/workshop and views over the village to the sea and coast

- End Terrace Character Cottage
- Beautiful Presentation
- Kitchen & Dining Room
- Cloakroom
- 3 Bedrooms & Bathroom
- Quiet Location
- Hallway
- Garden Room
- Superb First Floor Living Room with Views
- Freehold. Council Tax Band D

Guide Price £700,000

SITUATION

Shore Thing is situated within the conservation area of the favoured and sought after coastal village of Charlestown, about 75 yards walk from the centrepiece harbour. The cottage is located in a quiet "off the beaten track" area and given its elevated position enjoys an outlook over this historic village and which also encompasses Carlyon Bay and the coast to the south.

The Georgian harbour was built by local landowner Charles Rashleigh and today is home to the tall ships that moor there, and around the harbour are a variety of restaurants, cafes, public houses, shops and stores which attract local and holiday visitors throughout the year.

Charlestown is close to other coastal villages – Mevagissey and Fowey being about 8 and 7 miles respectively, and the area is renowned for its beautiful coastal scenery, walks, coves and beaches. Adjacent are pebble dash beaches and the Southwest Coastal Footpath passes through the harbour.

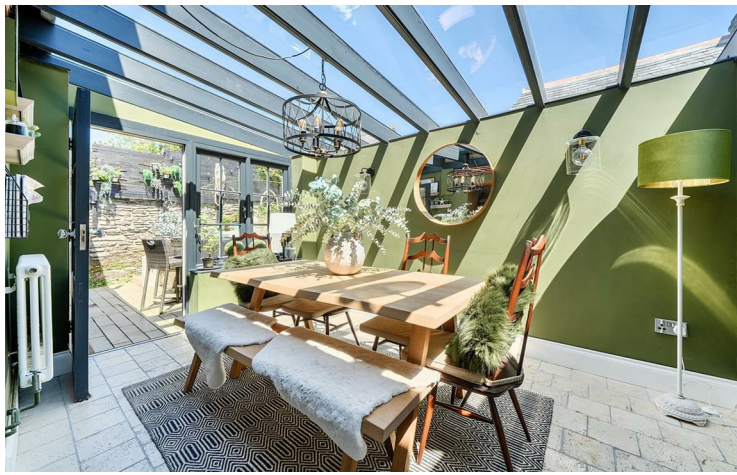
The neighbouring town of St Austell has a railway station on the London Paddington line and the cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 16 miles to the southwest.

INTRODUCTION

The sale of Shore Thing offers an opportunity to buy an interesting and pleasant home in a quiet area of this popular and sought after coastal village. In recent times, the current owner has extended the rear garden and created a fine private outside rear dog-friendly low maintenance garden which includes a useful insulated and lined Shed, with electricity laid thereto, and which could be used as a hobbies room, workshop or even an office with some adaption.







THE COTTAGE

The approach to the ground floor is via a patterned and part opaque glazed front door to Entrance Hallway with patterned tiled floor, dado panelling and doors off to a pair of similar front Bedrooms with solid wood floors, part wood panelling, fitted wardrobes and outlooks to the front.

The Hallway leads through to a fine Kitchen and Dining Room with a comprehensive range of base and eye level units with granite worktops to matching upstands with splasback over and includes ceramic single drainer sink unit with vegetable bowl and mixer tap; Rangemaster with electric oven and separate grill and five gas rings with extractor extractor over; vegetable baskets; wine rack; display cabinet; integral dishwasher; space for freestanding refrigerator freezer; matching island with granite worktop and breakfast bar.

The Kitchen and Dining Room opens to a light and well-proportioned Garden Room with part glazed door to outside seating area, tiled floor and full glass roof. Off the Garden Room is a Cloakroom with wc and modern circular base on timber pedestal.

On the first floor, approached via stairs with fitted cupboard and side display shelving, is a magnificent Living Room spanning the width of the house with three front windows enjoying a fine outlook with window-seats, exposed ceiling timbers, floorboards and old tiled fireplace with grate and timber surround and mantle (currently capped).

A door therefrom leads to a small Inner Landing with doors to a third Bedroom with wooden floor, radiator and double doors to fitted wardrobes; and a superb Bathroom with contemporary roll top freestanding side filling bath with arched mixer tap, wc, walk-in shower with tiling and rainshower, and modern vanity unit with roll top basin with timber worktop to side and dresser unit below.

THE OUTSIDE

Immediately to the front of Shore Thing are decked seating areas with areas of lawn below to walled boundaries.

At the rear, above a seating area which is approached directly from the Kitchen and Garden Room, is an appealing wall and fence enclosed rear garden with extensive decked seating areas, deep flower and shrub bed and three Outbuildings. These include the useful and potentially adaptable Shed; an attached stone, brick and slate Outhouse; and a stone, brick and slate Utility House with range of storage cupboards, marble worktops, and space and plumbing for washing machine and tumble dryer.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the Rashleigh Inn, walk down towards the harbour and follow Quay Road around to the left eastern side of the harbour. At the start of the high walled harbour, turn left and walk up the hill for about 50 yards and Shore Thing will then be seen on the right-hand side.

PARKING

We understand that Shore Thing benefits from rights to park within Quay Road. The Vendors currently privately lease two car parking spaces to the front of the cottage on an annual basis.

SERVICES

Mainis water, electricity, drainage and gas connected. Gas fired central heating.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: EE, Three,02 and Vodaphone good outdoor (Ofcom).

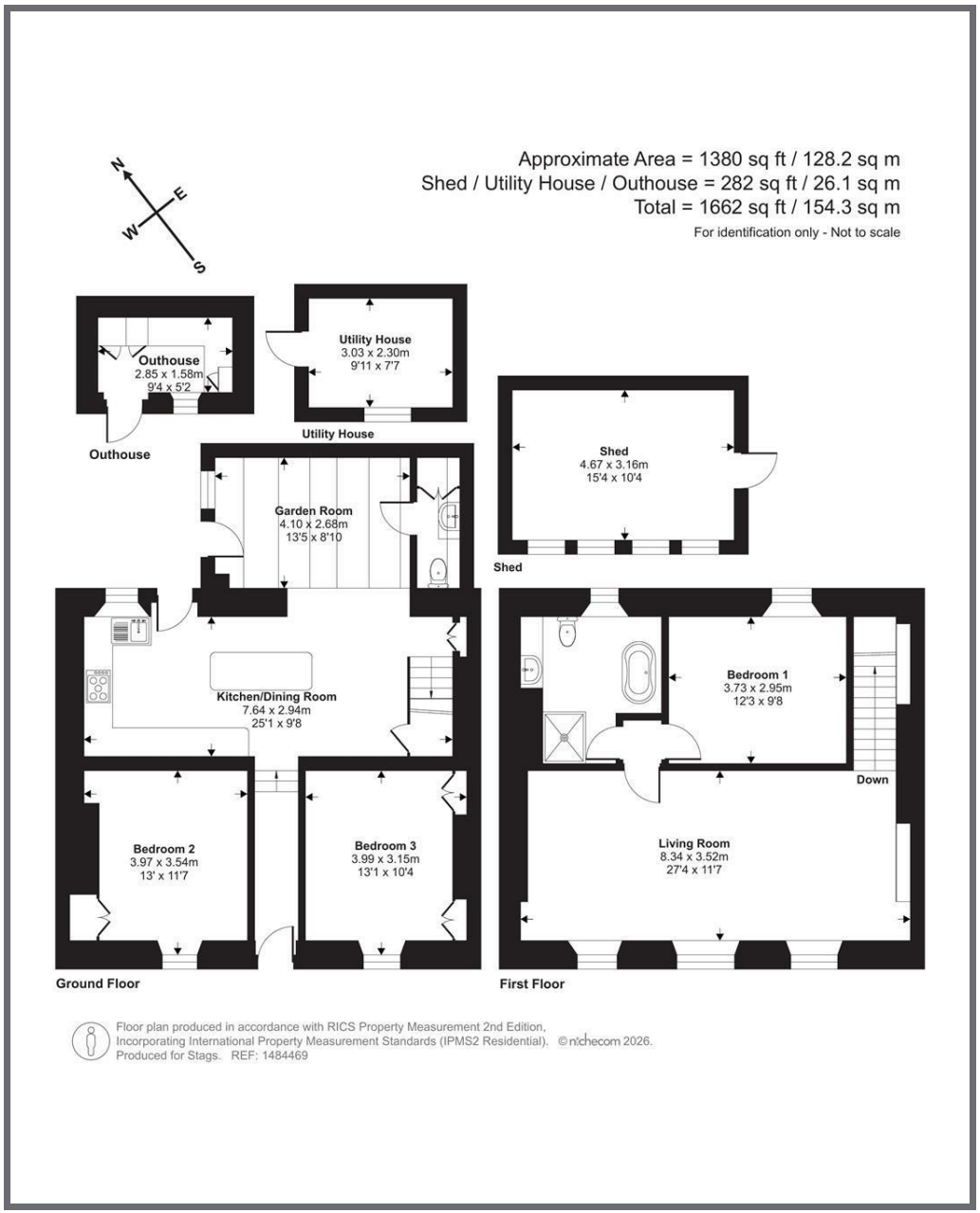




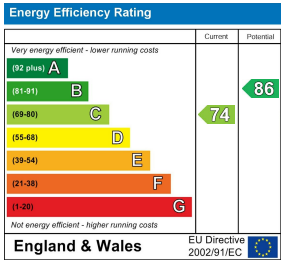


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