MAY WHETTER & GROSE

HILL TOP, RESCORLA, ST. AUSTELL, PL26 8YT
GUIDE PRICE £375,000

A THREE BEDROOM DETACHED HOUSE PLUS A DETACHED ONE BEDROOM ANNEXE LOCATED TO THE REAR IN THE GROUNDS (CURRENTLY LET). UPVC DOUBLE GLAZING. OIL FIRED CENTRAL HEATING. DETACHED GARAGE AND AMPLE OFF-ROAD PARKING. A GENEROUS PLOT WITH ELEVATED VIEWS OF THE SURROUNDING AREA AND DISTANT SEA VIEWS TO THE REAR. THIS FLEXIBLE AND VERSATILE PROPERTY DEMANDS A VIEWING TO FULLY APPRECIATE THE WELL REGARDED LOCATION. PLEASE SEE AGENTS NOTES.

*** MAIN HOUSE EPC - E ***
*** ANNEXE EPC - D ***

Directions:
From St Austell, head out through the village of Penwithick. At the end of the village heading towards Treverbyn there is a turning right signposted Rescorla. Take this turning and follow the road down into the Hamlet. Hill Top is located on the right hand side of the road.

Location:
Rescorla is a pretty hamlet with nearby village of Penwithick 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 childrens play areas and access onto lots of Clay Trails, bridal paths and 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.

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

Upvc double glazed door with upper openable inset glazed window panel allows access into entrance porch. Upvc double glazed door with inset obscure lead detailed glazing providing access to inner hall.

Inner Hall:
11'0" x 7'1" (3.36m x 2.16m)

Doors through to lounge diner, ground floor double bedroom, kitchen/diner and family bathroom. Carpeted flooring. Wall mounted radiator. Telephone point.

Lounge Diner:
20'1" x 16'9" (6.14m x 5.12m)

A twin aspect room with large Upvc triple glazed window to front elevation. Further Upvc double glazed window to side elevation. Carpeted stairs to first floor. Open storage recess below. Carpeted flooring. Two radiators. Television aerial point.

Family Bathroom:
6'6" x 6'6" (1.99m x 1.99m)

Upvc double glazed window to front elevation with obscure glazing. Matching three-piece white bathroom suite comprising low-level flush WC with dual flush technology and pedestal hand wash basin with central mixer tap set on vanity storage unit offering additional storage. Panel enclosed P-shape bath with wall mounted Mira jump shower over and central mixer tap and glass shower screen. Tiled flooring. Part tiled walls. Radiator. Glass shower screen.

Ground Floor Bedroom:
22'1" x 9'11" (6.74 x 3.03)

Upvc patio doors to rear elevation allow access to the rear sunroom. Cork tiled flooring. Radiator. A generous double bedroom that could easily be split into two double bedrooms.

Kitchen Diner:
18'10" x 10'1" (5.76 x 3.08)

Upvc double glazed patio doors to rear elevation allowing access to the sunroom. Two windows to side elevation. Matching wall and base kitchen units with rolltop work surfaces. Wood affect vinyl flooring. Part tiled walls. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Radiator. Textured ceiling. High-level mains enclosed fuse box. Space for additional kitchen appliances. Four ring Hotpoint hob with fitted electric oven below

Utility Room:
9'1" x 4'4" (2.77m x 1.34m)
Upvc double glazed window with obscure glazing to side elevation. Further Upvc window to front elevation. Wood affect laminate flooring. This area also benefits from the addition of light and power currently housing an upright chest freezer, washing machine and tumble dryer. Radiator.

Sun Room:
18'9" x 6'1" (5.72m x 1.87m)

Upvc patio doors to rear elevation providing external access. The remainder of the rear and the side elevations are in the form of opening windows. Wall mounted electric heater with inbuilt thermostat. This useful addition benefits from light and power.

First Floor Landing:
Doors off to bedrooms two, three and first floor WC. Loft access hatch. Carpeted flooring.

Rear Facing Bedroom:
12'0" x 10'5" (3.67m x 3.18m)

Upvc double glazed window to rear elevation. Radiator. Carpet flooring. Door to either side of the room opens to provide eaves storage access,

First Floor WC:
5'2" x 3'5" (1.59m x 1.05m)

Low level flush WC with dual flush technology and ceramic hand wash basin.

Front Facing Bedroom
10'4" x 11'1" (3.16m x 3.40m)

Upvc double glazed window to side elevation. Carpet flooring. Radiator. Opening to either side of the room for eaves storage. Inbuilt storage cupboard housing the hot water tank.

Separate from the main house is the Annexe which is currently let see Agents Note.

Annexe:
Upvc double glazed doors provide external access into conservatory.

Conservatory:
20'6" x 8'10" (6.27m x 2.70m)

Upvc double glazed windows to front and both side elevations. Carpeted flooring. Glazed roof. Light and power. Two low level electric heaters. Twin Upvc doors provides access through to the open plan kitchen lounge diner.

Kitchen Lounge Diner:
20'1" x 16'0" maximum (6.14 x 4.89 maximum)

Upvc double glazed window to side elevation. Upvc double glazed door with obscure full length glazed panel provides access doors through to wet room and bedroom. Wood affect laminate flooring. Wall mounted electric heater with thermostat. Wall mounted BT telephone point with fibre link to premises. Matching wall and base kitchen units with rolltop work surfaces. Tiled walls. Space for additional kitchen appliances. Fitted extractor hood above cooker recess. Stainless steel sink with matching draining board and central mixer tap.

Bedroom:
10'9" x 9'7" (3.30m x 2.94m)

Upvc double glazed window to side elevation. Carpet flooring. Wall mounted electric heater thermostat. Door provides access to useful in storage cupboard.

Wet room:
7'4" x 5'2" (2.24m x 1.59m)

Upvc double glazed window with obscure glazing to side elevation. Low level flush WC with dual flush technology and pedestal hand wash basin. Fitted wall mounted shower in open cubicle. Water resistant nonslip flooring. Part tiled walls. Extractor fan.

Outbuilding:
12'0" x 8'9" (3.68 x 2.68)

Upvc double door to side elevation with upper seal glazed unit with slimline openable door to the right hand side. Upvc double glazed window to front elevation. Carpeted flooring. Fitted bedroom furniture. Light and power.

External:

To the front left-hand side, a tarmac drive provides off-road parking for numerous vehicles. Two five-bar gates open to provide access to the garage (with Upvc front door preventing vehicular access). Additional parking is located to the rear of the property. The front garden is laid to lawn with external power point. The properties updated oil tank can be located on the right hand side of the property.

Located to the rear of the garage there is a generous wooden store which benefits from light and power. Upvc double glazed windows to rear and side elevation. Beyond this is the properties formal garden laid to three tiers of lawn with picnic area to the middle section. Covered wood store and greenhouse to the lowest section. Boundaries are clearly defined with concrete block wall to right and left elevations. The garden is well stocked with an array of green planting and shrubbery. There is a useful standalone room off the annexe kitchen door with additional wood shed located behind it.

Main House Council Tax Band - C

Annexe Council Tax Band: A

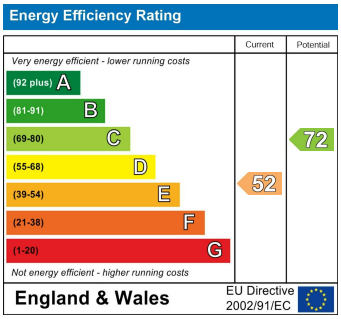
Floor Area:
The floor area measurement is taken from the EPC.

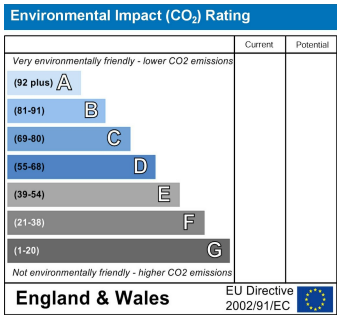
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
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 Note:
The annexe is currently let on an Assured Shorthold Tenancy Agreement from the 1st January 2025, which following the Renters Rights Act has reverted to an Assured Periodic Tenancy. The current tenant has not been given notice. For further information

please contact the office.
Please note listed information refers to the main house and not the annexe. For further information on the annexe please contact the office.





Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.