



## **TURNAVEAN ROAD ST AUSTELL PL25 5NX**

**A Distinctive Home  
with Inspiring Views & Architectural Flair**

For those searching for something truly individual, this uniquely designed split-level bungalow offers a rare blend of character, tranquillity and breathtaking outlooks. From its vaulted reception room ceiling to its panoramic views stretching across countryside, woodland and the townscape beyond, every angle of this home feels light, uplifting and connected to its surroundings.

The three bedrooms offer comfortable proportions, while the elevated rear garden provides a private sanctuary with sweeping vistas—perfect for enjoying the rhythm of the seasons.

Offered with no onward chain, this detached property with a garage presents an exceptional opportunity, a haven for those seeking individuality and inspiration.

### **Key Features**

Individually Designed  
Detached Bungalow

Striking Vaulted Ceiling  
And Gallery Landing

Three Bedrooms

Kitchen PLUS  
Utility & Cloakroom

Exceptional Panoramic  
Views

Large Single Garage

Excellent Potential to  
Personalise

**No Onward Chain**

## About The Location

Turnavean Road features mainly detached homes and is therefore considered a desirable residential location. Within walking distance there is a supermarket, primary school, doctors and pub. A short distance are secondary schools and a college. The town offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. 14 miles west is the Cathedral City of Truro with the Hall for Cornwall Theatre.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

Covered entrance with uPVC double glazed entrance door into:

### Reception/Dining Room

**15' 1" x 13' 5" (4.6m x 4.1m)**

An impressive room with vaulted ceiling. Marble effect fireplace with electric flame fire. uPVC double glazed French doors to patio seating area with panoramic views. Central heating radiator. Ceiling and wall lights. Glazed panel door to lounge. Arch to kitchen. Stairs (7) to gallery landing. Understairs storage.

### Lounge

**15' 9" x 15' 5" (4.8m x 4.7m)**

Generous natural light from two uPVC double glazed windows, both offering impressive views. Fireplace with living flame gas fire, continuing to either side of the chimney breast with shelving. Central heating radiator. Ceiling light.

### Kitchen

**11' 10" x 7' 10" (3.6m x 2.4m)**

uPVC double glazed window with woodland views. A good range of oak wall, base and drawer units with generous worktops over incorporating a one and a half bowl sink. Slot in gas cooker with concealed extractor over. Display wall units with lighting. Built-in fridge and freezer. Inset ceiling spotlights. Central heating radiator. Part-tiled walls. Vinyl flooring. White panel door to:

### Utility & Cloakroom

**11' 10" x 7' 3" (3.6m x 2.2m)**

A useful area with a storage unit, space and plumbing for a washing machine, and central heating boiler. uPVC double glazed door to the garden. Door to the cloakroom comprising low level WC and wash-hand basin with vanity unit providing storage.

### Upper Level

Open gallery landing with white panel doors to 3 bedrooms, bathroom and airing cupboard with shelving and housing the hot water tank. Access to 2 loft areas. Central heating radiator.

### Bedroom

**14' 1" x 11' 2" (4.3m x 3.4m)**

**max into door recess**

uPVC double glazed windows to both the front and rear elevations. Built-in double wardrobes with bi-fold doors and storage over. Central heating radiator.

### Bathroom

**8' 10" x 7' 10" (2.7m x 2.4m)**

uPVC double glazed window. White suite comprising low level WC, pedestal wash-hand basin and bath. Shower cubicle with electric shower. Central heating radiator. Part-tiled walls. Vinyl flooring.

### Bedroom

**11' 10" x 11' 2" (3.6m x 3.4m)**

**max into door recess**

uPVC double glazed window to the rear elevation. Built-in double wardrobes. Central heating radiator.

### Bedroom

**13' 1" x 8' 2" (4.0m x 2.5m) max**

uPVC double glazed window to the rear elevation. Built-in single wardrobes with shelving and storage over. Central heating radiator.

### Exterior

The property is in an elevated position with the entrance door approached via the driveway or steps. To the front of the property there is an established selection of shrubs. A gate gives access to a patio with side garden, a seating area to the front and a larger private garden area to the side, comprising of an additional patio seating area and steps to a raised lawn with tree and shrub borders and offering impressive views. A perfect spot to watch the sun set!

### Garage and Driveway Parking

**16' 1" x 12' 10" (4.9m x 3.9m)**

The property benefits from a detached generous single garage with roller door. Power and light with excellent storage potential.

### Additional Information

**EPC 'D'**

**Council Tax Band 'D'**

**Services** – Mains Electric, Gas & Drainage

**What 3 words** - ///fells.shortage.digested

**Property Age** – 1990s

**Tenure** – Freehold

**Probate** –Granted

### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



**Reception/Dining Room**



**Country Views from Living Area**



**Lounge**



**Kitchen**



**Bathroom**



**Side Elevation with Patio & Garden**



**Seating Area with Views**



**Elevated Garden with Woodland Views**



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		77
55-68 <b>D</b>	55	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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