MAY WHETTER & GROSE

16 CHURCH ROAD, CHARLESTOWN, CORNWALL PL25 3NS
OFFERS IN EXCESS OF £395,000



** NOW UNDER OFFER** OFFERED WITH NO ONWARD CHAIN. LOCATED A SHORT DISTANCE FROM THE HEART OF THE HISTORIC HARBOUR PORT OF CHARLESTOWN. BEAUTIFULLY POSITIONED FOR EXPLORING THE LOCAL COASTLINE BEACHES AND EASY REACH OF PRE SCHOOL, PRIMARY AND SECONDARY SCHOOLING, IS THIS BEAUTIFULLY PRESENT PERIOD COTTAGE WHICH HAS BEEN SYMPATHETICALLY UPDATED IN RECENT YEARS WHILST RETAINING MANY OF THE CHARACTER FEATURES. THE PROPERTY ALSO BENEFITS OFF ROAD PARKING AND GARDENS TO FRONT AND REAR. INTERNALLY OFFERS TWO RECEPTION ROOMS, MODERN KITCHEN PLUS UTILITY WC AND THREE BEDROOMS. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS POSITION , CHARACTER AND CHARM.

** EPC - C **





Location



Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches, leading towards Carlyon Bay, Porthpean and Duporth. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club. The coastal footpath is a short walk away towards Duporth and Porthpean and towards Carlyon Bay, Polkerris and Fowey.

Directions

From St Austell head onto the A390 heading down onto Charlestown, taking the turning left into Church Road. The property will appear on the left hand side almost opposite the Church and the Village Hall.

Accommodation

All Measurements are Approximate:



From a stone pebbled driveway, there is a low Cornish hedge row wall and low level picket fence leading to a tiled front porch with double glazed part panelled door into:

Entrance Porch:



A part double glazed door opens through into the entrance porch with glazed window to the side. Cloak hanging rail and shelf above. Slate tile flooring continues through into all downstairs rooms. Part glazed panelled internal door opens into the main living area with carpet staircase. Hand rail and door through into the second reception room.

Lounge:
10'3" x 12'1" (3.13m x 3.70m)



The character can be seen immediately with part exposed painted beams. Window bench seat. Double glazed sash window to the front and blinds. Radiator. Central focal point is a multi-fuel burner set onto a slate hearth painted brick fire place surround. Deep recesses to both sides, one having fitted display shelving. Understairs storage cupboard. Wood glazed door into kitchen.





Reception Room:
9'0" x 12'1" (2.76m x 3.69m)



Enjoying an outlook over the front garden and towards the church yard from a double glazed sash window with wood shutters and window bench seat. The character features continue through with painted partly exposed beams. Original antique wood burner set onto a terracotta tiled hearth with exposed stone surround. Further warmth provided by wall mounted radiator.





Open arch way opens into the kitchen to the rear, this can also be accessed by the part glazed panel door from the main reception room.

Kitchen:
13'11" x 6'5" (4.25m x 1.98m)



Thoughtfully designed and laid out to maximise the space whilst in keeping with the period cottage theme. Offering a range of wall and base units complimented with stone work surface, part splash back and pebble edged tiles. Belfast sink with mixer tap. Under unit space for plumbing for dishwasher. Free standing spaces for five ring gas burner with double sized extractor above and glass splash back. Free standing fridge freezer. Built in wine rack and spice rack. Panelled door opening into:

Utility:
5'9" x 6'5" (max) (1.77m x 1.97m (max))



Obscured picture opening window with deep display sill. Roll top laminated work surface with under unit space and plumbing for washer and dryer beneath. Storage cupboard with shelving. Low level WC. Hand basin with mixer tap. Radiator.

Landing
Carpeted staircase with hand rail leads to two double bedrooms with further wood steps to the third bedroom and family bathroom. Door into:

Bedroom One:
12'4" x 10'2" widening into recess 13'1" (3.78m x 3.12m widening into recess 3.99)



A spacious double bedroom with exposed wood floorboards. Built in wardrobes to both sides of the chimney breast where there is a period fire place surround set onto a slate hearth. Radiator beneath the window bench seat. Double glazed sash windows with wood shutters to the front enjoying an outlook over the garden and towards the churchyard.



Bedroom Two:
9'0" x 12'4" (max) (2.76m x 3.78m (max))



Enjoying a similar outlook from the double glazed window with wood shutter blinds and window bench seat. Radiator. Door into:

Bedroom Three:
8'3" x 6'8" (max) (2.52m x 2.05m (max))



Double glazed sash window to the rear enjoying an outlook over the garden. High level display recessed shelving. Door into airing cupboard housing the boiler. Radiator. Door into:



Bathroom:
8'0" x 6'9" (2.44m x 2.07m)



A light and spacious family bathroom enhanced by the double glazed frosted sash window and high level Velux. Comprising of a white suite of panelled bath with curved glazed shower screen and integrated shower system. Bevelled edge vanity mirror with basin below. WC. All finished with a part bevelled edge tiled wall and complimented with tile effect floor covering. Chrome heated towel rail. Door into airing cupboard.

Outside



The property is situated back from Church Road. Open parking to the front for two vehicles. Granite post to either side of the entrance with low level picket fencing and hedging. A further low level picket fence and gate way gives access to the garden area mainly laid to lawn with further stone chippings with some shrubbery. From the rear a pathway and steps lead up to an open area of open lawn. A paved stepping stoned pathway leads up onto a raised seating area, ideal for alfresco dining and entertaining. Storage outbuilding. Enclosed by some fence panelling and period feature brick built wall with planted border.







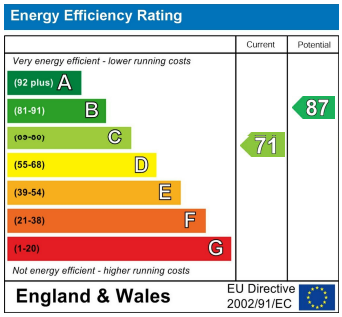


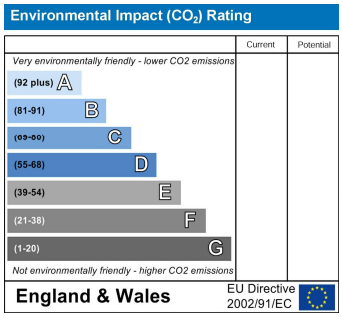
Floor Area:
The floor area measurement is taken from the EPC.

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 Notes:
A high level gateway gives access across next door if required.
Please note that the property is within a conservation area.



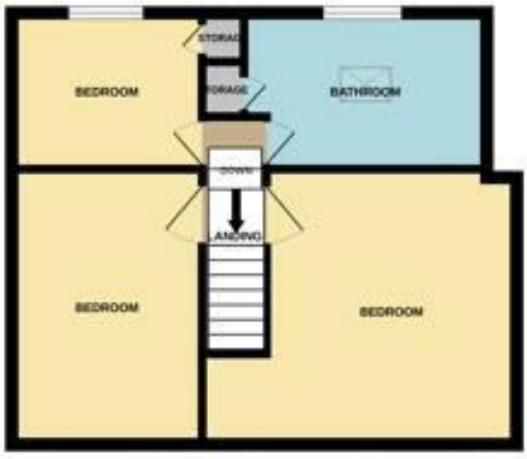


Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

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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