

5 GOTHERS ROAD

ST. DENNIS

PL26 8DF



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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CHARMING THREE BEDROOM PROPERTY SOLD WITH NO CHAIN

In a quiet rural setting on the outskirts of St. Dennis and close to the Goss Moor Nature Reserve. Beautifully presented and substantially extended.

Three bedrooms, fabulous kitchen/dining room, sitting room, shower room, bathroom, utility/side hall. Large enclosed garden, parking for two cars and integral garage.

Oil central heating, double glazing.

Sold with no chain.

EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £295,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

5 Gothers Road is a very attractive semi detached period cottage located in a quiet rural setting close to Enniscaven, St Dennis, Goss Moor and within a couple of miles of the A30 for quick commuting. The cottage is beautifully presented and is a lot larger than apparent from outside. It was completely refurbished and substantially extended in 2017 at the side and rear in a very sympathetic way creating a wonderful kitchen/dining room with views over the rear garden. The upgrades at the time include the installation of oil fired central heating, the replacement of windows and doors and modern kitchen and shower room suites. The accommodation includes three double bedrooms, large sitting room, open plan kitchen/dining room, bathroom, shower room and utility. The gardens are enclosed and very private with pleasant rural views. There is a single integral garage and parking for two cars. Sold with no chain, an internal viewing is essential.

LOCATION

The cottage is located in a very quiet rural position close to Goss Moor and Enniscaven, there is direct access to the moor and the cycle trails. It is approximately one mile from St Dennis and two miles from the A30 which is the arterial route providing access to the whole of the county. St. Dennis is a strong village community in mid-Cornwall and has a variety of amenities for everyday use, including a selection of shops, post office, chemist, garage and primary school etc. More extensive facilities are available in St. Austell, which is about six to seven miles away and the city of Truro with its shops and fine shopping centre is now within approximately twenty minutes driving distance. North and south Cornish coasts are virtually equidistant and the resort of Newquay is approximately ten miles away.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM

6.57m x 3.30m (21'6" x 10'9")

Sliding sash window to front with window seat. Feature stone fireplace incorporating wood burning stove with slate hearth. Engineered oak floor, exposed beams, television point, second open fireplace used as a log store, two radiators. Understairs storage. Opening to kitchen/dining room.

KITCHEN/DINING ROOM

5.05m x 4.67m (16'6" x 15'3")

A fabulous modern extension with lots of light and far reaching views. Twin aspect with Bi Fold doors and French doors overlooking the side and rear. Excellent range of shaker style kitchen units with slate worktops. One and a half bowl sink/drain, Island unit with slate worktop, Belling range cooker with LPG gas hob and electric ovens and extractor hood above, under pelmet lighting. Tiled floor, exposed stone wall, telephone point. Door to Pantry with shelves, tiled floor and light. Door to rear hall/utility room and door to:



SHOWER ROOM

2.01m x 1.46m (6'7" x 4'9")

White suite with low level w.c, pedestal wash hand basin, corner shower cubicle with fully tiled surround. Tiled floor, spotlights and extractor fan. Heated towel rail. Window to rear.

UTILITY ROOM

2.70m x 2.50m (8'10" x 8'2")

Half glazed door to side entrance and patio. Belfast style sink in wooden wash stand, tiled floor, exposed stone wall. Extractor fan. Opening into loft above garage with useful storage. Door to:

INTEGRAL GARAGE

4.50m x 2.76m (14'9" x 9'0")

Double wooden doors. Window to side with blind, space and plumbing for washing machine. Grant oil fired central heating boiler (installed in 2017).

FIRST FLOOR

BEDROOM

4.20m x 2.92m (13'9" x 9'6")

Two sliding sash windows to front enjoying rural views. Understairs storage cupboard, radiator.

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BEDROOM

3.62m x 2.63m (11'10" x 8'7")

Sliding sash window to rear enjoying views over the garden and countryside beyond. Exposed beams, radiator.

BATHROOM

2.73m x 1.84m (8'11" x 6'0")

A white suite including low level w.c, pedestal wash hand basin, shower cubicle with fully tiled surround, panel bath with shower attachment and tiled splashback. Window to rear with blind, radiator, extractor fan.

SECOND FLOOR

BEDROOM

4.88m x 4.24m (16'0" x 13'10")

A lovely light bedroom with high ceilings and exposed roof trusses, Velux windows, and window to side. Storage in eaves, built in wardrobe, radiator.

OUTSIDE

At the front is a driveway providing parking for two vehicles and access into the integral garage. The front garden is a level lawn with flower bed enclosed within walls and a path leads to the front door via a metal gate. A pedestrian gate opens from the driveway into the side where there is a large paved terrace providing plenty of sitting out space accessed from the kitchen/dining room and hall/utility room.

The rear garden enjoys a sunny south west facing aspect and far reaching views over the surrounding countryside. It is very private and enclosed within a solid wooden fence, natural hedge boundary and wall and therefore extremely safe for children and pets. There is a level lawn and deep well stocked flower beds with many mature shrubs and a vegetable garden. A path runs along one side of the garden, there is an outside w.c and tap.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage with modern sewage treatment plant.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Approaching St. Dennis from the A30 take a left hand turn just after the sign welcoming you to the village and

immediately left signposted to Enniscaven. Stay on this road for one mile and turn right signposted Gothers. 5 Gothers Road is located after a short distance on the left where a Philip Martin sale board has been erected.

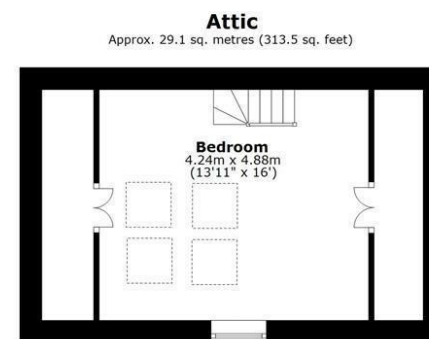
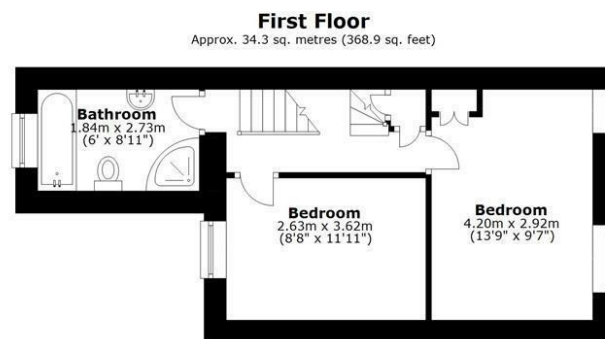
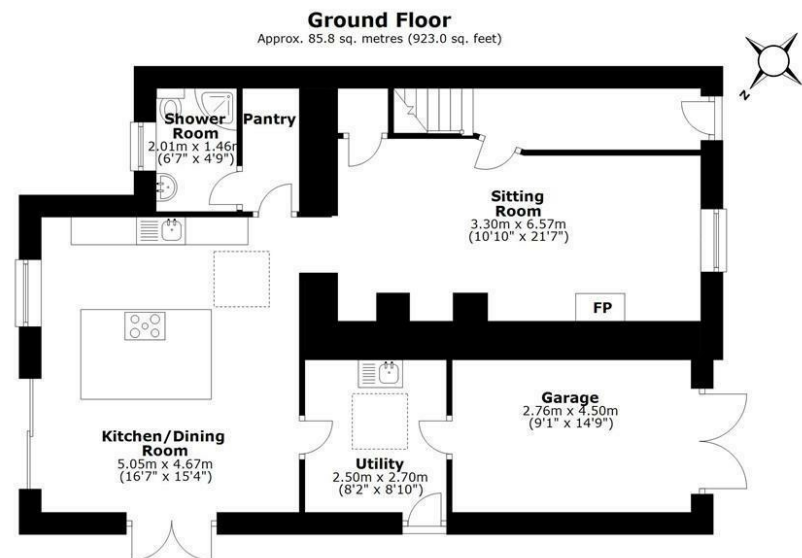
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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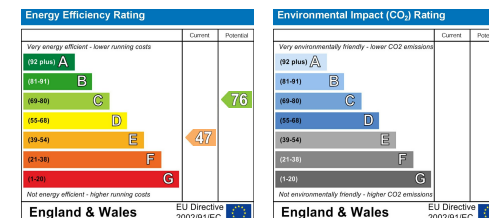




Total area: approx. 149.1 sq. metres (1605.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

5 Gothers Rd, St Dennis



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