



MAY WHETTER & GROSE

**24 PENTREVAH ROAD, PENWITHICK, CORNWALL PL26 8UA  
OFFERS IN EXCESS OF £200,000**



**\*\* OPEN TO OFFERS AND NO ONWARD CHAIN \*\***

LOCATED IN A CUL-DE-SAC SETTING WITHIN THE POPULAR VILLAGE OF PENWITHICK, THIS EXTENDED FAMILY RESIDENCE OCCUPIES AN ENVIABLE POSITION WITH FAR-REACHING VIEWS AND EASY ACCESS TO ST AUSTELL AND SCENIC COUNTRYSIDE WALKS. THE HOME FEATURES A GENEROUS OPEN-PLAN LIVING AREA, THREE BEDROOMS, AND A FIRST FLOOR SHOWER ROOM. EXTERNALLY, THE PROPERTY BOASTS A SUBSTANTIAL ENCLOSED REAR GARDEN, ADDITIONAL GARDEN ROOM FOR STORAGE, AND AN AMPLE BRICK-PAVED DRIVEWAY PROVIDING PARKING FOR NUMEROUS VEHICLES ALONGSIDE A GARAGE. BENEFITTING FROM OWNED SOLAR PANELS. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND SETTING.

EPC - C

\*SEE AGENTS NOTES\*



## Location

Penwithick is a popular village 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. St Austell town centre is situated approximately 3 miles away where there is a mainline railway station and leisure centre together with further 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

## Directions

From St Austell come into the village of Penwithick, head down past the shop and Fish and Chip Shop on the left hand side, take the next right onto Hallaze Road. Approximately 50 yards turn right onto Montgomery Road and then the next right signposted Pentrevah. Follow the road towards the end and the property will be elevated on the right hand side towards the end.

## Accommodation

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

From the brick paved driveway there are steps to the front door with obscure glazed side panel opening through into entrance hall.

## Entrance Hall



Stylishly finished with coloured strip wood vinyl flooring. Staircase to the first floor. Open understairs storage. Doorway arch leads through into the family living area.

## Open Family Living Area

11'1" widening to 17'10" x 23'11" - max (3.40 widening to 5.45 x 7.30 - max)



This wonderful open-plan family living area is stylishly finished with coloured strip wood vinyl flooring and features a striking freestanding log burner on a slate hearth as its central focal point. The bright, dual aspect space enjoys double glazed window to the front and rear, with double doors leading out to the garden. The thoughtfully designed kitchen boasts a comprehensive range of units with light marble effect work surfaces, a social breakfast bar, and high specification features including an InSinkErator instant hot water tap, wireless charging, and pop up power sockets including USB. A full suite of integrated appliances includes an induction hob, oven, microwave, fridge/freezer, and washer/dryer, alongside a smart controlled dishwasher and integrated coffee machine. The entire space is further enhanced by recessed spotlighting and a full smart controlled lighting system.





## Bedroom

11'7" x 13'1" - max (3.55 x 3.99 - max)



Double glazed window enjoying an outlook down over the garden with electric heater beneath.

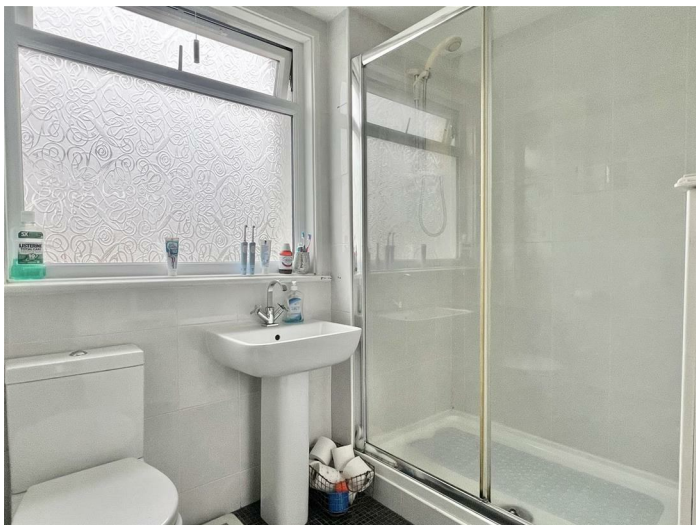


## First Floor Landing

A carpeted stair case leads to the first floor landing. With doors to all three bedrooms, shower room and one into storage cupboard with slatted shelving. Access through to the loft.

## Shower Room

5'4" x 6'5" - max (1.65 x 1.98 - max)



Comprising modern suite of low level WC, hand basin with tap with obscure double glazed window above. Sliding door into shower cubicle finished with a fully tiled wall surround complimented with mosaic pattern tile effect flooring.

## Bedroom

11'9" x 11'0" (3.59 x 3.37 )



Double glazed window to front with electric heater beneath, far reaching views up over the county.

## Outside



One of the further impressive selling points of this property is the off road parking, attractive brick paving parking for three/four vehicles.

## Garage

8'7" x 15'7" - max (2.63 x 4.76 - max)



Roller door into the garage. With both power and light. Also incorporating a former workshop pit.

Steps lead up from the rear to the garden room.

## Bedroom

8'11" x 6'7" - max (2.73 x 2.03 - max)



Also enjoying the fabulous far reaching views from a double glazed window to the front.

## Garden Room

13'6" x 8'11" (4.13 x 2.73)



Although needs full refurbishment, offers additional scope and potential and is ideal for storage. Double glazed sliding doors out onto the rear garden with further double glazed window to the rear.



The rear garden can also be accessed from the main living area and leads out onto a paved patio area with outside tap and steps up onto a large open garden area which is a blank canvas for the new owner to make their own.

## Council Tax Band - A



## Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

## Services

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

## Viewings

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

We are advised the Solar Panels are owned outright and were installed in 2015.

Feeding Tariff export rate 12p/kwh.

Due to the construction of the property, applicants should check with their lending source for suitability prior to viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

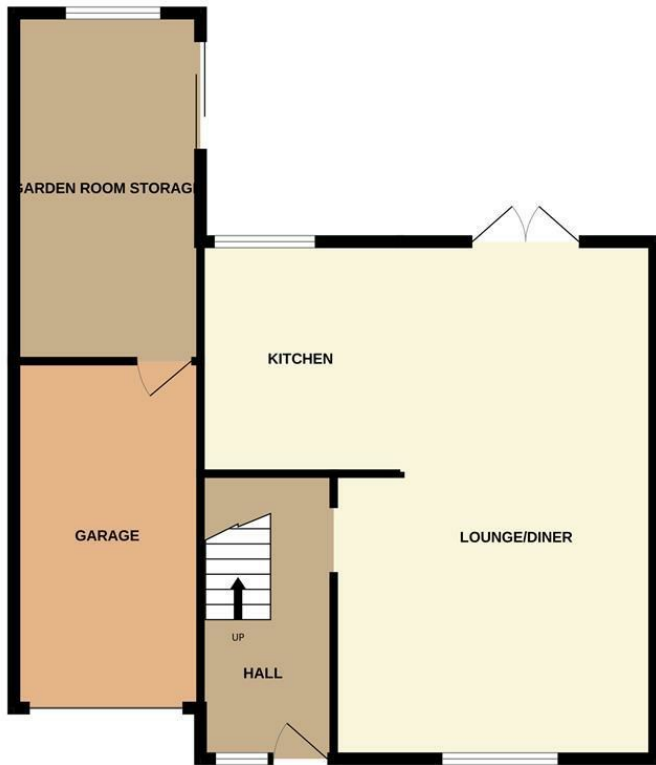






GROUND FLOOR

1ST FLOOR



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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