



MAY WHETTER & GROSE

THE OLD POLICE HOUSE 107 CHARLESTOWN ROAD, GUIDE PRICE £775,000



**** OFFERED WITH NO ONWARD CHAIN ****

LOCATED A SHORT DISTANCE FROM THE HISTORIC WORLD HERITAGE PORT OF CHARLESTOWN IS THIS IMPECCABLY PRESENTED HISTORIC GRADE TWO LISTED FAMILY RESIDENCE WHICH HAS BEEN SYMPATHETICALLY AND EXTENSIVELY RENOVATED TO AN INCREDIBLY HIGH STANDARD BY THE CURRENT OWNERS WHILST HONOURING THE HISTORY AND CHARM OF THIS FORMER POLICE HOUSE. SET WITHIN WONDERFUL LANDSCAPED GARDENS WITH PARKING TO THE REAR ALONG WITH TWO RESTORED OUTBUILDINGS

**** PLEASE SEE AGENTS NOTES AND THE EXTENSIVE RENOVATION WORKS LIST WITHIN THE BROCHURE ****

**** EPC - C ****



Directions:

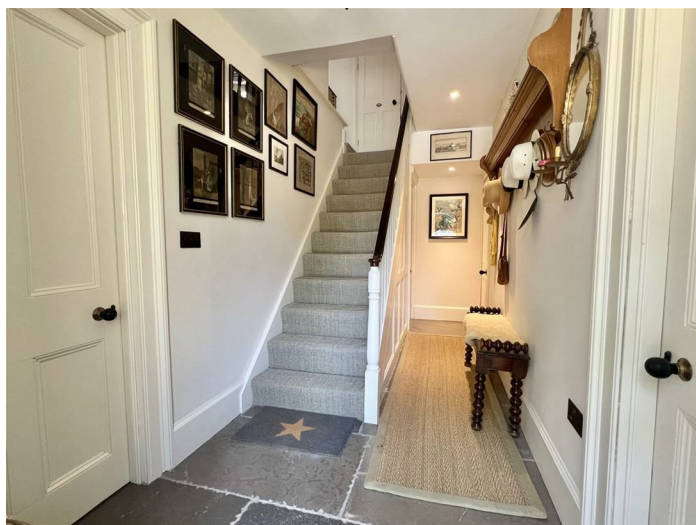
From St Austell come past Penrice Academy on your right hand side heading down towards the port of Charlestown, past the turning of Church Road on your left. Approximately 150 yards the property is set back on the right hand side opposite the children's recreational park area. Please note just before the property there is a shared access lane which leads down to the parking at the rear.

History

Steeped in local history this former Police House features in many historic articles and books, the most recently within "BATTEN DOWN THE HATCHES" by well renowned local historian Lyndon D Allen.

Accommodation:

The property is set back behind a stone built wall with pedestrian gated access giving access to a beautiful cottage styled garden, to both sides of the paved pathway offers an abundance of shrubbery and plants. Front door with glazed light panel above, courtesy lighting to the side, and antique styled door knocker instantly elevating the door's curb appeal while adding authentic heritage charm, along with original restored box sash windows.

Entrance Hall

A warm welcoming hallway with "Ca Pietra Hazelbury" Limestone tiled flooring benefiting from underfloor heating. Carpeted staircase to the first floor with under stairs WC cloakroom.

WC:

3'7" x 4'11" (1.10m x 1.52m)



Low level WC with hidden cistern, basin set into a vanity storage unit beneath.

Reception Room:

10'7" x 24'3" (max) (3.25m x 7.40m (max))



Formerly two rooms now creating one wonderful social living space with a abundance of natural light from three sash windows, one to the front with deep display sill, and two to the rear with window seats beneath enjoying the outlook over the sunny aspect garden. Solid wood flooring runs throughout this stunning room. Within the lounge area there is a reclaimed ornate slate fireplace and hearth with Chesney Woodburner fire. In the dining area are beautiful restored storage cabinets and display shelving, finished in a "Little Green" borington green which blends seamlessly into the room.





Reception Room Two Snug
11'10" x 10'0" (3.63m x 3.05m)



This cosy snug is situated to the front. The focal point is a Georgian cast iron fireplace set onto a slate hearth with mantle surround, complemented by arched and lit display shelving to both sides. A restored sash window enjoying an outlook over the garden.



Kitchen:
11'5" x 15'7" (3.50m x 4.75m)



Extended by the current owners, creating this bespoke "Neptune" kitchen and utility room. This British craftsmanship's firm are celebrated for their timeless, country-to-contemporary heritage high end finished. It has been thoughtfully designed and laid out and offers ample floor and wall cabinets complemented with Neptune kitchen wall lights, stone work surfaces incorporating a Belfast sink with "Perrin & Rowe" Mixer Tap. Double glazed sash windows above enjoy the fabulous sunny aspect rear garden. Flagstone slate flooring. High end integrated Bosch fridge freezer, dishwasher, a Rangemaster Elan with Induction hob and hot plate, with discreetly hidden extractor with lighting above. A central island incorporating further draws, cabinets, integrated waste bin plus open display shelving. Tucked back in the corner are double doors opening to a larger cupboard with draws beneath.





Utility Boot Room:

4'11" x 8'1" (1.52m x 2.47m)



The seamless flow flag stone slate flooring leads into the the utility boot room with part exposed stone wall. Kitchen work surface and splash back incorporating sink and mixer tap, with cabinet storage to the side and beneath. Space and plumbing for white good appliances.



Carpeted staircase leads to the landing, with original and restored exposed floorboards. Doors to all three double bedrooms of which each offers matching reclaimed cast iron feature fireplaces, elegantly appointed family bathroom and separate shower room.

Bathroom:

10'4" x 8'6" (max) (3.17m x 2.60m (max))



Located to the rear from its elevated position, enjoys fabulous views from a double glazed sash window. elegantly appointed and finished with tiled flooring, and shower area. A Roper Rhodes double ended free standing bath with mixer tap and separate shower head attachment. Low level WC and hand basin set into a vanity storage beneath and marble display top. Door into shower cubicle with rain effect ceiling mounted shower head and separate attachments. Discreetly hidden behind the door a period styled heated towel rail.





Laundry Room

Door through into laundry and airing cupboard. Fabulous use of space which incorporates the boiler system.

Bedroom:

11'3" x 11'11" (3.44m x 3.65m)

Bedroom:

11'11" x 12'0" (3.64m x 3.67m)



Enjoying a garden and woodland outlook from a sash window with deep display sill. Two sets of double doors into built in wardrobes. Behind the bed attractive coloured wood panelling with "Pooky" wall mounted reading lights. Exposed wood floorboards and period styled radiator finish the room.

Original restored exposed floor boards plus a slate hearth and reclaimed open fireplace surround. Period style radiator. Restored sash glazed window to the front with deep display sill. Finished with coloured wood panelling with "Pooky" wall mounted reading lights.

Shower Room:

6'8" x 7'1" (2.04m x 2.18m)



Situated to the front, superbly appointed with "Mandarin Stone" marble tiles. Comprising of low level WC, large hand basin and door opening to shower cubicle. Period styled chrome heated towel rail to the side.



Outside



Bedroom:
11'1" x 12'6" (3.38m x 3.83m)



The third double bedroom. Impeccably finished to a high standard with the exposed restored flooring continuing through. Period radiator beneath the sash window. Open fireplace surround with slate hearth. Wood panelling with "Pooky" over bed reading lights.

A welcoming frontage enclosed by the granite and stone built wall. To the rear enjoys a fabulous sunny aspect private rear garden which has been thoughtfully designed, incorporating beautifully stocked areas with an abundance of shrubbery and plants. A flag stone tile paved raised patio is ideal for alfresco dining and entertaining. Steps and pathway with pebble stone base leads to further raised planter borders and down to an additional seating area and gateway to the parking. The parking area incorporates one vehicle and could be developed as a garage subject to any necessary planning permission. Further off road parking is permitted directly outside the property. There is also a generous sized storage facility.



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (52 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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