MAY WHETTER & GROSE

17 BESWETHERICK FIELD, LUXULYAN, PL30 5FB
OFFERS IN EXCESS OF £500,000



ENJOYING WONDERFUL COUNTRYSIDE AND VILLAGE VIEWS AND OFFERED WITH NO ONWARD CHAIN IS THIS INDIVIDUALLY THOUGHTFULLY DESIGNED FAMILY RESIDENCE LOCATED ON A GENEROUS CORNER PLOT WITHIN THE POPULAR VILLAGE OF LUXULYAN. INDIVIDUAL TOUCHES OF BRUSHED CHROME SOCKETS THROUGHOUT AND UNDER FLOOR HEATING THROUGHOUT. BRICKED PAVED PARKING FOR NUMEROUS VEHICLES TOGETHER WITH DETACHED DOUBLE GARAGE. LARGE WRAP AROUND TIERED GARDEN. OFFERS IMPRESSIVE LIVING SPACE OF GENEROUS ENTRANCE HALLWAY, LOUNGE, DINING ROOM, MODERN KITCHEN/BREAKFAST ROOM, UTILITY AND CLOAKROOM WC TO THE GROUND FLOOR, PRINCIPAL BEDROOM WITH EN-SUITE AND WALK IN WARDROBE, TWO FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR, TWO ADDITIONAL DOUBLE BEDROOMS TO THE UPPER FLOOR. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION, OUTLOOK AND SIZE. EPC - C

SEE AGENTS NOTES





Location
Beswetherick Field is a development situated within the picturesque village of Luxulyan, where there are facilities such as Post Office, Public House, Church and Primary School. A wider range of facilities such as shopping, Further Education and recreation are available in St Austell which is approximately 5 miles distant. Both Luxulyan and St Austell are convenient for access to the main A30.

Directions
From St Austell come down into the village of Luxulyan, past the pub on the left hand side and head up over the railway bridge. At the top bear around to the left and follow the road along towards the village hall taking the left hand turn. Follow the road around to the right and then down taking the left hand turn into Beswetherick Fields. The property will be located in the corner on the left hand side. A For Sale Board will be erected for convenience.

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 is the front entrance with composite door with glazed panels to the sides into entrance hall.

Entrance



Embedded weaved welcome mat. Recessed spotlighting. Door into the impressive welcoming hallway.

Hallway
16'6" x 8'8" (5.05 x 2.65)



Oak stair case and hand rails to the first floor and modern doors into all downstairs living space. Door into under stairs cupboard housing the under floor heating system and one into cloakroom WC.

Cloakroom/WC
Comprising low level WC with hidden cistern. Hand basin with mixer tap and bevelled edged white gloss tiled splashback. Ceiling mounted extractor. Recessed spotlighting.

Lounge
12'11" x 22'5" - max (3.95 x 6.84 - max)



Offering a great deal of natural light with a large double glazed window to the front enjoying the countryside views. Two further double glazed windows to the side and double doors with glazed panels opening out onto the paved patio and garden above. Recessed spotlighting. Central focal point of log burner set onto a polished granite hearth with wood mantle surround.







Dining Room
9'5" x 11'3" (2.89 x 3.44)



Also enjoying wonderful views to the front from a double glazed window with deep display sill, also finished with recessed lighting.

Kitchen/Breakfast Room
12'6" x 14'7" (3.82 x 4.45)



Beautifully appointed and offering a comprehensive range of cream matt fronted wall and base units complimented with strip wood effect square edged laminated work surface incorporating four ring induction hob with extractor over, one and half bowl stainless steel sink and drainer with mixer tap. Eye level oven with integrated appliances of dishwasher and wine rack. Finishing touches of cream gloss tiled splashback. Under unit lighting and recessed spotlighting. The worksurface also incorporates a breakfast bar. Double glazed doors with fixed glazed side panels opening out onto the paved patio and garden behind. High level Velux window and free standing space for American Fridge Freezer.





Utility
5'8" x 5'9" (1.74 x 1.77)



Similar wall and base units with circular stainless steel sink and mixer tap set into strip wood effect square edged laminated work surface, matching tiled splashback to the kitchen. Space and plumbing for white good appliances under work surface. Recessed spotlighting. Part double glazed door with integrated cat flap opening to the rear.

Staircase to the first landing with carpeted flooring which continues through into all three bedrooms on this floor.

Principal Bedroom
13'1" x 16'2" - max (3.99 x 4.93 - max)



Enjoying far reaching views from double glazed doors opening with Juliet balcony. Wall mounted radiator to the side. Door through to en-suite. A benefit of this impressive principal bedroom is a door into storage.

En-Suite
5'10" x 6'4" (1.79 x 1.95)



Finished with two tone polished tile walls and surround. Fixed glazed shower screen with walk in shower with rain effect shower head and separate attachment. Low level WC and hand basin with rain effect mixer tap set into a polished wood effect vanity storage. Obscure double glazed window with fitted blinds and chrome heated towel rail. Recessed spotlighting. Extractor.

Principal Bedroom Storage
5'10" x 4'7" (1.79 x 1.41)
Power and light which could be utilised as a walk in wardrobe.

Family Bathroom
5'11" x 9'1" - max (1.81 x 2.79 - max)
Comprising a white suite of panelled bath with glazed shower screen and rain effect shower head and separate attachment. Whirlpool jet bath with central waterfall mixer tap. Low level WC and hand basin with water fall mixer tap set into white gloss vanity storage with attractive work surface. Obscure double glazed window and finished with a fully tiled polished wall surround and flooring complimented with inset border and integrated wall mirror. Large chrome heated towel rail. Recessed spotlighting and extractor.

Bedroom
10'8" x 10'11" (3.27 x 3.34)



Double glazed window with deep display sill to the rear enjoying an outlook over the garden with radiator beneath.

Bedroom
12'0" x 11'0" - max (3.67 x 3.36 - max)



Double glazed window with roller blind and radiator below, from here you can enjoy the wonderful countryside views.



Landing



Double glazed window with deep display sill and radiator beneath. Oak treaded stair case with hand rail to the upper floor. Carpeted flooring, low level eaves storage. Door into WC

WC
3'3" x 4'9" - max please note reduced headroom (1.00 x 1.47 - max please note reduced headroom)



Low level WC set into polished wood hidden cistern surround with sink with mixer tap and part bevelled edged surround. Ceiling extractor.

Bedroom
11'10" x 13'10" - max (3.62 x 4.22 - max)



(element of reduced headroom) The feeling of space from the slightly higher vaulted style ceiling with recessed spotlighting. Radiator beneath double glazed window to the front from where you can also enjoy the views.

Bedroom
13'1" x 12'11" (3.99 x 3.96)



Currently utilised as a playroom/office. Enjoying a similar outlook to the front a double glazed window with radiator beneath. Recessed spotlighting.

Outside



The property is nestled into the corner of the cul-de-sac with a shared tarmac driveway which then opens out onto the properties brick paved parking area. In front there is a large pitched room double garage.

Double Garage
16'8" x 18'3" (5.10 x 5.57)



With roller door to the front and additional door to the side. Offering both power and light. Double glazed window to the rear and fold down timber ladder giving access to the upper eaves storage area with fixed flooring and two windows set into the roof.



Between the garage and fencing there is an additional storage area, latched timber gates to both sides. The rear can also be accessed from the doors in the lounge and kitchen/diner.

To the rear is a paved patio with steps up onto an expanse of open lawn which sweeps around to the side where there is an additional children's playhouse. The oil boiler is discreetly hidden behind fencing in the top left hand corner of the garden. We have been told by the vendors you can enjoy a great deal of sun in the rear garden throughout the day and into the evening whilst having a good degree of privacy.



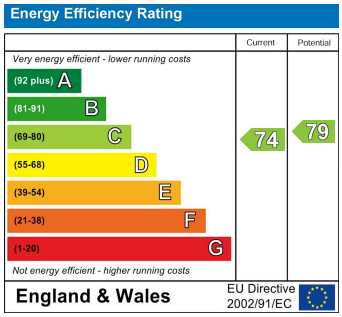
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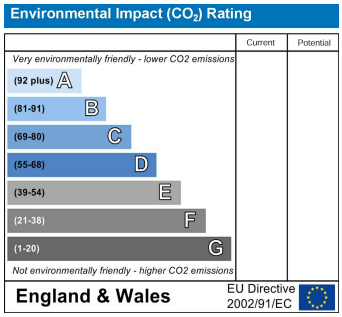
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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
The property has private drainage in the form of a septic tank for the whole estate which is located at the industrial estate.
We have been informed there is a old right of way running through the land.
Shared driveway.
The road Beswethrick Field has not been adopted.



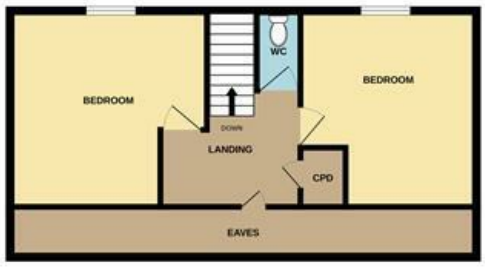




1ST FLOOR



2ND 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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