



Connells

Charlestown Road
St. Austell



Property Description

This charming period home blends traditional character with modern comfort, set in a private and leafy position that offers a peaceful and welcoming approach. A gravel pathway leads to the attractive frontage with classic sash-style windows, enhancing the home's cottage-style appeal. Inside, the accommodation is bright and well presented, with bedrooms finished in soft neutral tones and featuring deep-set windows that fill the spaces with natural light. The stylish bathroom combines a classic claw-foot bath with fresh turquoise tiling and a bright double-casement window. Outside, the garden offers a gently sloping lawn bordered by mature trees and shrubs, along with a superb entertaining terrace beneath a wooden pergola, complete with a built-in outdoor oven. Overall, the property offers an appealing blend of character, comfort, and outdoor enjoyment in a quiet, tucked-away setting.

Front Of House

Gravel pathway bordered by mature shrubs and trees. The house features a traditional facade with sash-style windows and a central front door, complemented by a small fenced area at the front.

Lounge

13' 8" x 12' 1" (4.17m x 3.68m)

A large front-facing window, Exposed beams. High quality herringbone wood flooring. A cosy wood-burning stove. A stable-style front

door.

Dining Room

13' 5" x 11' (4.09m x 3.35m)

Exposed beams, fresh white decor. A large slate-tiled floor. A wooden stable-style door, deep window recess with a timber sill. column-style radiator. Sideboard and under-stairs area.

Kitchen

12' 8" x 11' 7" (3.86m x 3.53m)

Exposed ceiling beams, crisp white decor. Slate tile flooring, Pastel blue shaker-style cabinets. Large farmhouse-style ceramic sink with a contemporary black mixer tap, Subway-tile splashbacks. A stable-style back door and a large double glazing window to the rear elevation. Spotlights.

Utility Room

6' 11" x 6' 9" (2.11m x 2.06m)

Large double glazing window to the rear elevation. Deep ceramic sink fitted with a modern black mixer tap. Open wooden shelving. Whitewashed walls and natural wood accents,

First Floor

Bedroom 1

13' 4" x 12' (4.06m x 3.66m)

Two double glazing windows to the rear elevation. Warm wooden flooring and neutral decor, Column-style radiator. En-suite bathroom.

En-Suite

Large double glazing window to the rear elevation. Modern taupe metro-style wall tiles. The suite includes a corner shower enclosure with a clear glass door, a pedestal wash basin, and a close-coupled WC, A chrome heated towel rail.

Bedroom 2

12' x 8' 1" (3.66m x 2.46m)

Large sash-style window to the front elevation.

Bedroom 3

9' 3" x 9' 1" (2.82m x 2.77m)

Neutral decor. wooden flooring. Large sash-style window to the front elevation.

Bathroom

Classic claw-foot bathtub with overhead shower and glass screen. Vibrant turquoise metro tiles. Modern basin and WC, Double-casement window to the rear elevation.

Rear Garden

Spacious paved terrace. A substantial wooden pergola. Built-in outdoor oven set on a raised rendered base, Timber fencing for privacy. A gently sloping garden mainly laid to lawn, bordered by mature trees and shrubs. A pathway leads through the space towards the gate, with fencing providing privacy.

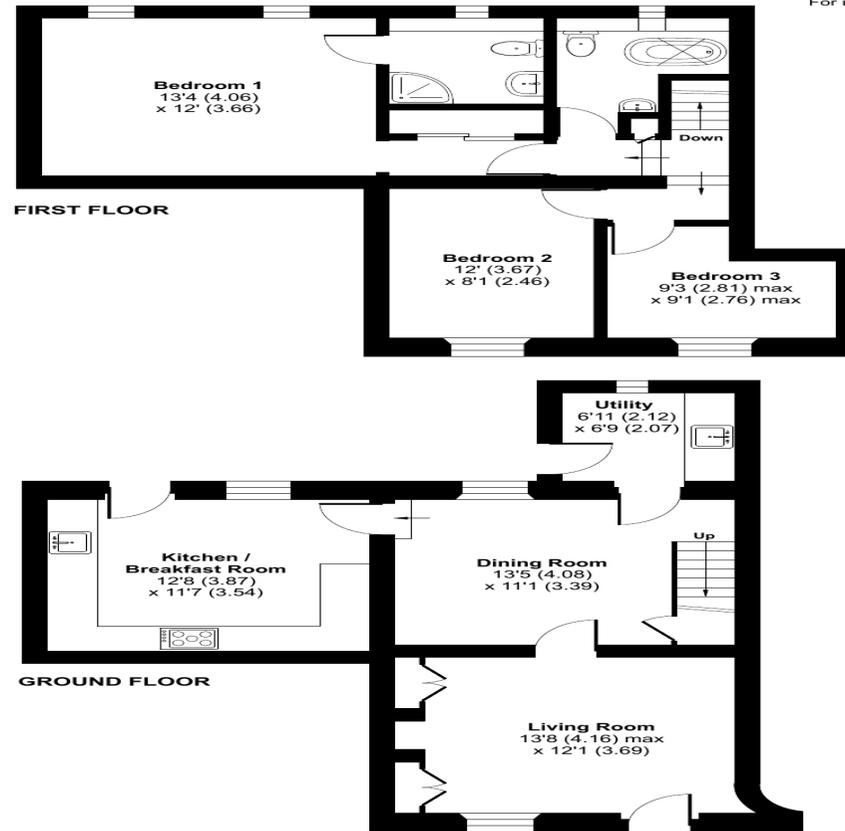






Charlestown Road, St. Austell, PL25

Approximate Area = 1085 sq ft / 100.7 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Flyp Homes Limited. REF: 1380950

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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