MAY WHETTER & GROSE

62 CHARLESTOWN ROAD, CHARLESTOWN, PL25 3NN
OFFERS IN EXCESS OF £375,000

LOCATED IN A TUCKED AWAY POSITION A SHORT WALK TO THE HISTORIC AND WORLD HERITAGE PORT OF CHARLESTOWN, SOUTH WEST COASTAL FOOTPATH AND LOCAL BEACHES IS THIS DELIGHTFUL REFURBISHED TWO DOUBLE BEDROOM GRADE II LISTED COTTAGE. OFFERING KITCHEN, LOUNGE AND SHOWER ROOM WITH ATTRACTIVE LANDSCAPED GARDEN AND OUTBUILDING, UTILITY/STORE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION AND WORKMANSHIP INVOLVED IN CREATING THIS BEAUTIFUL HOME. EPC - G
SEE AGENTS NOTES

Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club.

Directions:
From St Austell head down to the village centre, past Penrice Academy on your right hand side and the turning left signposted Church Road on your left Approximately 80 yards past this turning there is a turning into Galleon Court turn left here and the property will be located on the right hand side. It is best to park on Charlestown Road where there is a suitable space and walk to the property.

Accommodation
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom. Due to the nature of the property being an older period property dimensions are taken as an average.

As you approach granite steps and handrail lead to the rear entrance where this is an outside tap and door through into the utility/store.

Four panel period style door with part glazed panelling opens through into kitchen/dining area. Embedded weaved welcome mats to the front and rear.

Kitchen/Diner
11'3" x 15'1" (3.45 x 4.61)

Period features can be seen immediately with exposed beams and slate tiled flooring. Single glazed sash window enjoying an outlook down over the garden with further front door with glazed panel. Recessed spotlighting. Free hanging light fittings above the wonderful island incorporates solid work surface, drawers and cupboards. Part exposed stone wall with wood lintel and chimney recess houses the five ring gas Rangemaster. Belfast sink with central mixer tap and integrated dishwasher. Four panel door leads through into the lounge.

Lounge
12'4" x 12'1" - max (3.77 x 3.69 - max)

Exposed beams and recessed spotlighting. Single glazed sash window with deep window seat sill and period style radiator beneath enjoying an outlook down over the garden. Door into understairs storage. Central focal point of granite stone fireplace surround with deep chimney recess and slate hearth housing a log burner. To the right hand side is a media wall with recess for the TV and storage beneath. Period features continue with exposed wood floorboards. Door opens to the open treaded staircase.

Staircase leads to the first floor landing where there is a single glazed sash window to the rear. Doors into both bedrooms and shower room. Access through to the loft. Recessed spotlighting.

Bedroom
12'4" x 12'1" (3.76 x 3.69)

The feeling of space is enhanced by the exposed open beam vaulted ceiling with recessed spotlighting. Exposed floorboards with modern low level period style radiator beneath the window bench seat with sash window enjoying views down over the garden. High level storage space above the stairs.

Bedroom
9'6" x 11'3" plus recess (2.91 x 3.44 plus recess)

The second double bedroom also enjoying a similar outlook from a single glazed sash window with window bench seat. Period style modern wall mounted radiator and also benefitting from the deep exposed period floorboards. Door into shower room.

Shower Room
5'4" x 11'0" - approx (1.64 x 3.37 - approx)

Thoughtfully designed and laid out to incorporate maximising the space with the exposed floorboards continuing through and part exposed beams. High level part obscured glazed sash window with display sill. Behind the door is the WC with storage cabinet above, period style radiator and basin with part tiled wall which continues through into the shower cubicle with rain effect showerhead and separate attachment.

From the rear is a door through into useful gardeners WC and utility store.

Utility Store
14'3" x 4'3" - max (4.36 x 1.31 - max)

(measurement incorporates the separate WC) Finished with slate tiled flooring, single glazed light panel window. Solid wood work surface with storage cabinet with under unit space and plumbing for white good appliances. The gas boiler is also located in this area. Door through to the gardeners WC.

Gardeners WC
Obscure open picture window. WC.

Outside

From the original front door covered pillared canopy opens out onto beautifully appointed slate patio area, with matching pathway leading down the side past a nature pond and further patio area and lawn border opposite with fence panelling. Outside tap and power socket.

As you walk down the path there is a slate pitched roof outbuilding which has been renovated ideal for storage of garden furniture.

Beyond there is a hard standing base which could suit a further outbuilding/storage facility or Summerhouse. There is a wrought iron period pedestrian gate that leads out onto the lane below which sits just above the children's playpark.

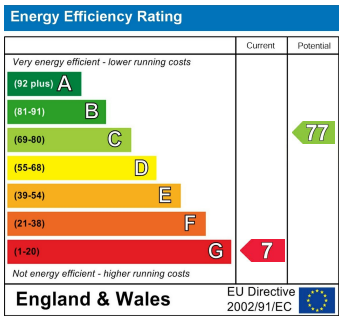
Council Tax Band - C

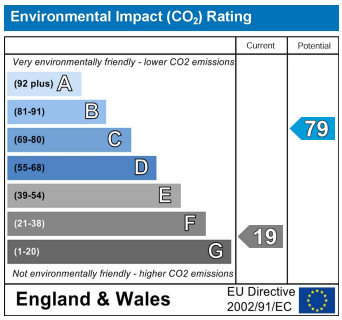
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

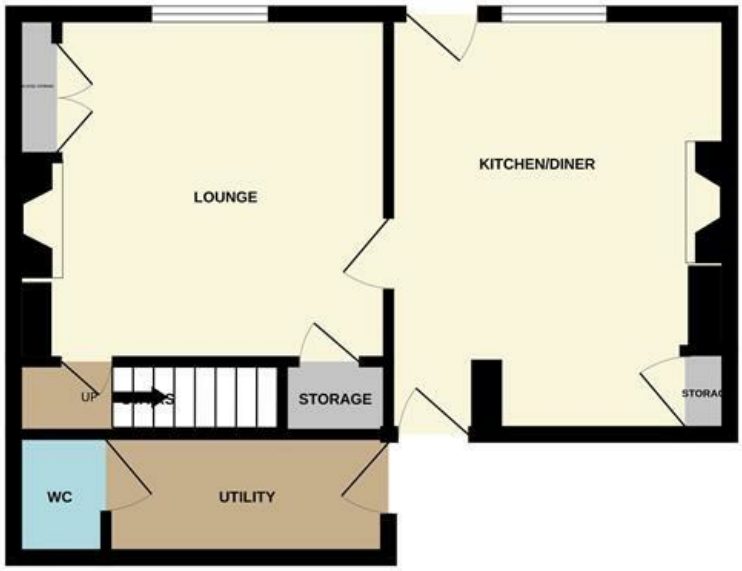
Services
None of the services, systems or appliances at the property have been tested by the Agents.

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 is Grade II Listed







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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