



1 NORTH ROAD
PENTEWAN, ST. AUSTELL,
PL26 6DG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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PENTEWAN ST. AUSTELL

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CHARACTER COTTAGE WITH ACCOMMODATION
OVER THREE LEVELS

Situated in a pleasant position within the village of Pentewan, this two bedroom stone cottage offers well proportioned accommodation arranged over three levels.

Character features include exposed ceiling beams, a stone fireplace and deep window reveals. Comprising lounge/dining room, kitchen/breakfast room, cloakroom, two bedrooms and bathroom.

Sold with no onward chain and vacant possession.

EPC - E

GUIDE PRICE £295,000

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PHILIP MARTIN

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THE PROPERTY

1 North Road is a stone fronted cottage occupying a pleasant position within the village of Pentewan. The accommodation is arranged over three levels, reflecting the sloping nature of the setting, with external access to both the ground and lower floor. The lounge/dining room is a particularly good size, extending across the ground floor and featuring exposed ceiling beams and a stone fireplace with timber mantel and slate hearth. Windows on opposing sides provide good natural light, whilst recessed shelving adds to the character of the room.

On the lower floor is a spacious kitchen/breakfast room with ample room for a dining table and chairs. Fitted with a range of timber fronted cupboards and drawers, the kitchen has tiled flooring and a door opening outside. A separate hallway provides access to a useful cloakroom. The first floor comprises two bedrooms and a bathroom fitted with a white suite. The property is offered for sale with no onward chain and vacant possession.

RESIDENTS PARKING PERMITS

We understand from Pentewan Valley Parish Council that local residents are able to apply for a parking permit in the village car park, the annual pass for 1st car is £50 and an annual pass for additional cars are £100. Any interested party should make their own enquiries to the local parish council.

NOTE

A garage nearby may be available to purchase by separate negotiation with a third-party owner. It is not included in the sale of the property. Further details are available from the selling agent on request.

PENTEWAN

Pentewan is an attractive coastal village on the south coast of Cornwall, set around a historic harbour and a broad sandy beach. The village has a distinctive character, with traditional cottages and access to coastal and countryside walks. The South West Coast Path offers routes towards Mevagissey and Porthpean, whilst the Pentewan Valley provides opportunities for walking and cycling inland. St Austell is within easy reach and offers a wider range of shopping, schooling and leisure facilities, together with a mainline railway station.

In greater detail the accommodation comprises (all measurements are approximate):



GROUND FLOOR

LOUNGE/DINING ROOM

5.10m x 5.61m (16'8" x 18'4")

A spacious reception room providing ample space for sitting and dining furniture. Exposed ceiling beams and a stone fireplace with timber mantel, slate hearth and fitted fire form attractive focal points. Recesses with timber shelving, deep window reveals and windows to opposing sides. Carpeted flooring and wall mounted

electric heater. External entrance door and stairs connecting the lower and first floors.

LOWER GROUND FLOOR

HALLWAY

Stairs rising to the ground floor. Tiled flooring and doors to the kitchen/breakfast room and cloakroom.

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KITCHEN/BREAKFAST ROOM

4.32m x 4.36m (14'2" x 14'3")

A generously proportioned room fitted with a range of timber fronted base and wall cupboards, drawers and contrasting work surfaces. Stainless steel sink and drainer with mixer tap, tiled splashbacks and spaces for appliances. Some wall cupboards incorporate glazed doors. Tiled flooring, ceiling spotlights and wall mounted electric heater. Two windows with deep sills and an external door provide natural light. Ample space for a breakfast or dining table and chairs.

CLOAKROOM

1.98m x 0.86m (6'5" x 2'9")

Fitted with a white low level w.c. and wash hand basin with tiled splashback. Tiled flooring.

FIRST FLOOR - LANDING

Doors to both bedrooms and the bathroom.

BEDROOM 1

3.49m x 2.74m (11'5" x 8'11")

A double bedroom with a window set within a deep reveal. Built-in cupboard, carpeted flooring and timber skirting boards.

BEDROOM 2

2.84m x 2.74m (9'3" x 8'11")

Window with deep sill, carpeted flooring and timber skirting boards.

BATHROOM

1.68m x 1.79m (5'6" x 5'10")

Fitted with a white suite comprising panelled bath with shower over and curtain rail, pedestal wash hand basin and low level w.c. Part tiled walls with decorative border, wood effect flooring, recessed shelving and wall mounted cupboard. Window with deep tiled sill.

OUTSIDE

A pedestrian entrance from North Road serves the ground floor entrance. To the rear, the lower ground floor kitchen opens onto a cobbled pedestrian access lane, approached from The Square through an archway beneath the neighbouring property.



AGENTS NOTE

The lower ground floor of the property flooded in November 2010. A coastal flood defence scheme incorporating a granite-cored sand bund was completed at Pentewan in 2024 to reduce tidal flooding into the harbour. It has not been confirmed whether these works address the cause of the property's previous flooding. Prospective purchasers should make their own enquiries regarding flood risk and insurance availability.

SERVICES

Mains water, drainage and electricity.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

For viewings, we recommend parking in The Square or the main village car park and proceeding to the property on foot.

TENURE

Freehold.

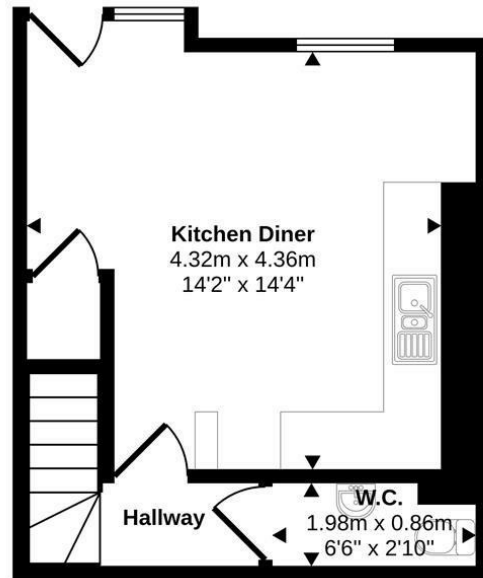
COUNCIL TAX

Band B.

DIRECTIONS

On entering Pentewan, proceed to The Square and park here or in the main village car park. Continue on foot to North Road, where the ground floor entrance to No. 1 will be found. Alternatively, the rear of the property can be approached from The Square through the archway beneath the neighbouring property, which leads to the cobbled pedestrian access lane and lower ground floor entrance.

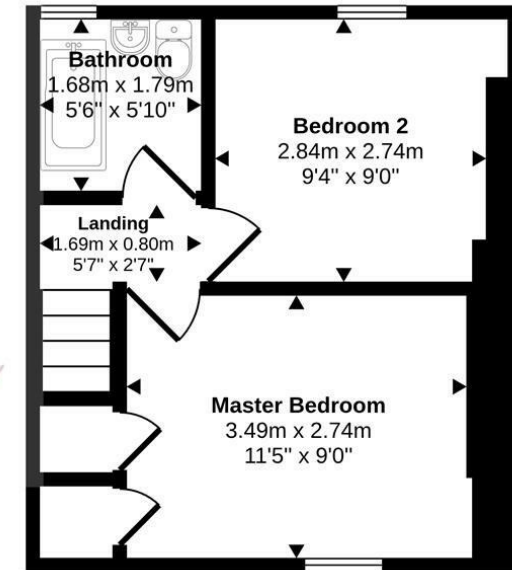
Approx Gross Internal Area
81 sq m / 876 sq ft



Lower Floor
Approx 25 sq m / 273 sq ft

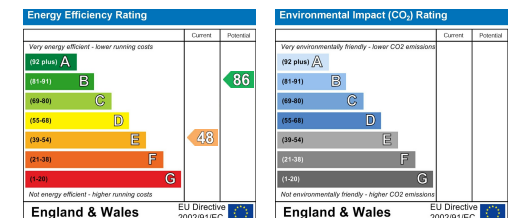


Ground Floor
Approx 29 sq m / 308 sq ft



First Floor
Approx 27 sq m / 295 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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