



MAY WHETTER & GROSE

TRELAY VILLA , HIGH STREET, PL26 7ST OFFERS IN EXCESS OF £400,000



A WELL POSITIONED DETACHED CHARACTER RESIDENCE SET OVER THREE STOREYS. THE PROPERTY HAS FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE BATHROOM, GARAGE AND AMPLE OFF ROAD PARKING. THE GARAGE IS CURRENTLY UTILISED AS A WORKSHOP SPACE AND WOULD GREATLY APPEAL TO THOSE LOOKING FOR A GARAGE SPACE/WORKSHOP OR WOULD LEND ITSELF WELL TO A MULTITUDE OF PURPOSES WITH APPROVED PLANNING PERMISSION TO "EXTEND UPWARDS THE EXISTING GARAGE AND WORKSHOP TO PROVIDE AN EXTRA FLOOR" (PA21/00269). THE PROPERTY OCCUPIES A GENEROUS PLOT WITH ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS TO FRONT AND REAR. THIS VERSATILE PROPERTY HAS OIL CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT, WITHIN CLOSE PROXIMITY OF IMMEDIATE AMENITIES YET OCCUPYING A PRIVATE SETTING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE CHARACTER AND ATTENTION TO DETAIL. EPC - F

SEE AGENTS NOTES



Location



High Street village is a small village on the outskirts of St Austell. The property is a short distance from St Mewan Primary School and Brannel Secondary School. St Austell town centre is within easy commuting distance of the property and offers a wide range of shopping, educational and recreational facilities. The property is well serviced by buses. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell head out towards St Stephens, come through the village of Trewoon, passing The White Pyramid Public House on your right hand side. Carry along to Lanjeth and proceed on the road to High Street. Continue along this road passing the right hand turn to Foxhole. Some two hundred yards after this right turn, the property is located on the right hand side of the road with parking in front for viewers.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Steel framed front door with Upvc covering with inset leaded detail glass allows external access into entrance porch.

Entrance Porch

3'8" x 5'6" (1.12 x 1.70)

Original inner door allowing access through into lounge/diner. Upvc double glazed windows to right and left elevations. Bespoke fitted seating to the right hand side with lid offering storage. Part wood clad walls. Part textured walls. Textured ceiling. Carpeted flooring. Semi circular stipple glazing above original front door.

Lounge/Diner

26'2" x 11'11" - max (8.00 x 3.65 - max)



Two Upvc double glazed windows to front elevation. Carpeted stairs to first floor. Doors through to kitchen and office. Focal exposed stone fireplace housing a wood burner. Wood flooring. Two radiators. Textured walls. Textured ceiling. Exposed ceiling beams. BT Openreach telephone point. Door provides access to understairs cupboard.



Kitchen

13'0" x 11'2" (3.97 x 3.41)



With bespoke handmade matching wall and base kitchen units. Stainless steel sink with central mixer tap with matching stainless steel draining board to either side. Rangemaster Range with fitted extractor hood above. Square edged wood work surfaces. Tiled walls. Part wood clad walls. Exposed ceiling beams. Slate flooring. Opening through to sun room. Space for additional kitchen appliances.

Sun Room

10'8" x 11'8" (3.26 x 3.58)



Accessed off the kitchen. Large Upvc double glazed sliding patio doors to side elevation allowing external access, the remainder of the left, right and rear elevations are in the form of Upvc sealed units and opening windows. Wood flooring. Radiator. This room has a delightful outlook over the spacious enclosed rear garden.

Office

8'11" x 8'9" (2.74 x 2.69)



Upvc double glazed window to rear elevation. Tiled flooring. Two bespoke fitted bookcases. Radiator. Exposed ceiling beams. Textured ceiling. Door through to utility. Wall mounted thermostat.

Utility

9'10" x 8'10" (3.00 x 2.71)



Upvc double glazed window to rear elevation. Door through to integral garage. Tiled flooring. Roll top work surface. Plumbing for washing machine. Low level flush Saniflo WC. Ceramic pedestal hand wash basin with central mixer tap.

Garage

31'2" x 17'6" - max (9.51 x 5.35 - max)

A fantastic addition to the property, this area is currently utilised as a Vintage Shop with Upvc double glazed windows to either side. Steel frame Upvc composite door providing external access. This area benefits from light and power.

Landing

12'0" x 5'6" (3.66 x 1.69)



Upvc double glazed window to rear elevation at mid point of landing with curved top. Carpeted stairs. Radiator. Doors to bedrooms two, three, shower room and inner hall. Textured ceiling.

Bedroom Three

10'11" x 9'0" (3.33 x 2.76)



Upvc double glazed window to rear elevation with an outlook over the spacious garden and fields beyond. Carpeted flooring. Textured ceiling. Radiator.

Bedroom Two

11'1" x 11'10" (3.38 x 3.61)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling. Radiator. Telephone point.

Shower Room

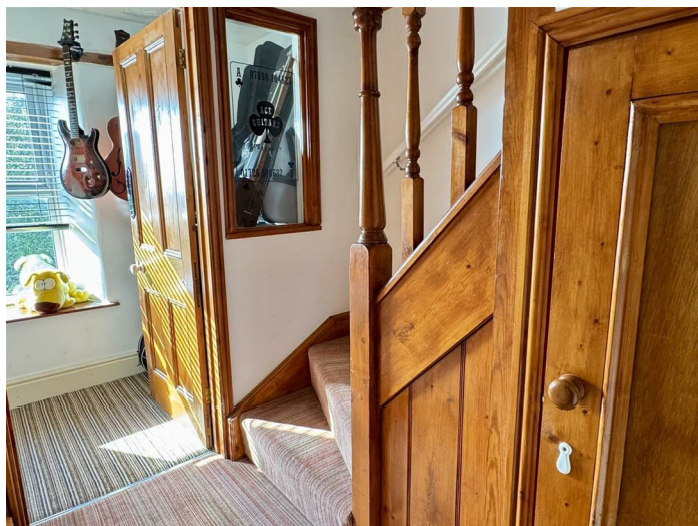
9'0" x 8'10" (2.75 x 2.70)



Upvc double glazed window to rear elevation. Updated three piece white shower suite comprising low level flush WC with dual flush and soft close technology, ceramic pedestal hand wash basin with central waterfall mixer tap. Fitted shower enclosure with wall mounted MIRA shower. Tiled walls to water sensitive areas. Part wood panelled walls, Airing cupboard housing hot water tank and further storage within. Exposed wood flooring. Electric plug in shaver point. Heated towel rail.

Inner Hall

6'2" x 7'4" - max (1.88 x 2.26 - max)



Carpeted flooring. Carpeted stairs to second floor. Door provides access to understairs cupboard. Door through to bedroom four. Textured ceiling. Radiator.

Bedroom Four

15'0" x 8'10" - max (4.58 x 2.71 - max)



Two Upvc double glazed windows to front elevation. Carpeted flooring. Radiator. Textured ceiling.

Bedroom One

23'2" x 12'6" - max (7.08 x 3.82 - max)



Two wood frame double glazed Velux windows to rear elevation providing a great deal of natural light. Door through to en-suite bathroom. Exposed wood flooring. Fitted wardrobes to the far end of the room. To the front and left elevations double doors open to provide access to eaves storage. Radiator. Door into high level storage above stairwell housing the cold water tank.

En-Suite

3'3",236'2" x 4'11" (1,72 x 1.50)



Wood frame double glazed Velux window to rear elevation. Updated three piece white bathroom suite comprising low level flush WC with dual flush technology. Corner panel enclosed bath with central mixer tap and fitted shower attachment. Ceramic hand wash basin with central mixer tap. Part tiled walls. Vinyl flooring.

Outside



Conveniently situated, this non estate property offers a low maintenance garden to the front laid to granite chippings. This area allows off road parking options.

To the left hand side is the garage with additional parking in front. There is a raised granite chipped area spanning the front section of the low maintenance garden with established tree set within. A wooden gate provides pedestrian access into this area. A five bar gate also opens to provide access to the parking area.

The boundary is clearly defined with exposed stone wall to the front which flows around to the right hand side.

To the right hand side of the property a wooden gate opens to provide access to a useful covered storage area, this area houses the oil tank and offers additional storage options to either side. This area is currently used to house the wood for the wood burner.

To the rear of this store double doors open to provide access to the spacious rear garden. To the right hand side when exiting, two further gates open to provide additional off road parking with dropped kerb to the exterior/road side.



Immediately to the left hand side is the boiler cupboard housing the oil fired central heating boiler. Upon exiting the rear store, to the right hand side additional double gates open to provide further off road parking, this leads onto a granite chipped area. Beyond this is a red brick walkway which flows across the rear of the property to an elevated patio to the far left hand corner complete with outdoor tap.

Granite steps or brick walkway to the left hand side rise to allow access to the garden laid to lawn, with a continuation of the patio to the left hand side complete with a useful additional stone built outbuilding. Located to the far right hand side is a stone fixed BBQ, across the left, rear and right elevations is a productive planting bed well stocked with an array of evergreen planting and shrubbery.

This fabulous garden catches a great deal of sun.



Agents Notes



We understand that there was approved planning permission to "Extend Upwards The Existing Garage and Workshop to Provide an Extra Floor" (PA21/00269), this permission has now lapsed. The property has a septic tank - we have been informed this is emptied yearly. The property is accessed via a private lane owned by Railtrack.

Council Tax Band - D

Broadband and Mobile Coverage

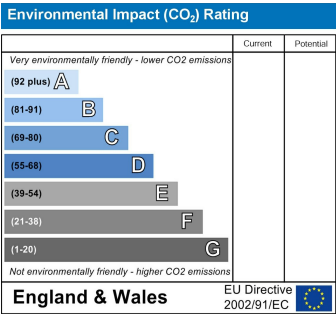
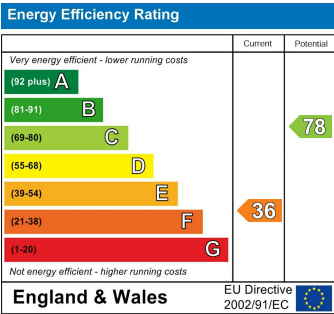
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

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

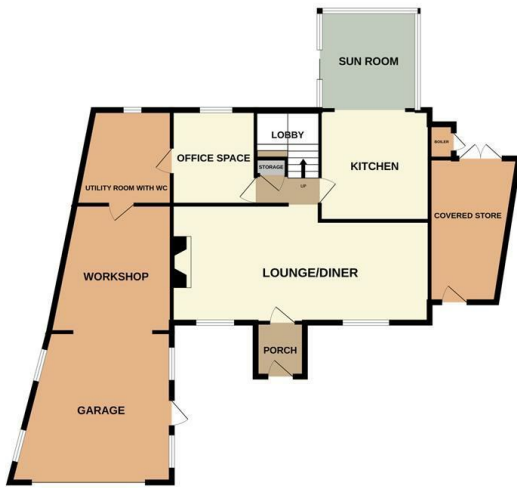
Viewings

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





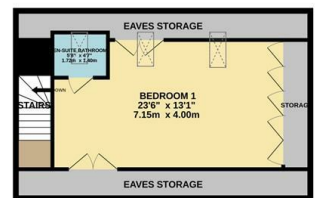
GROUND FLOOR



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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