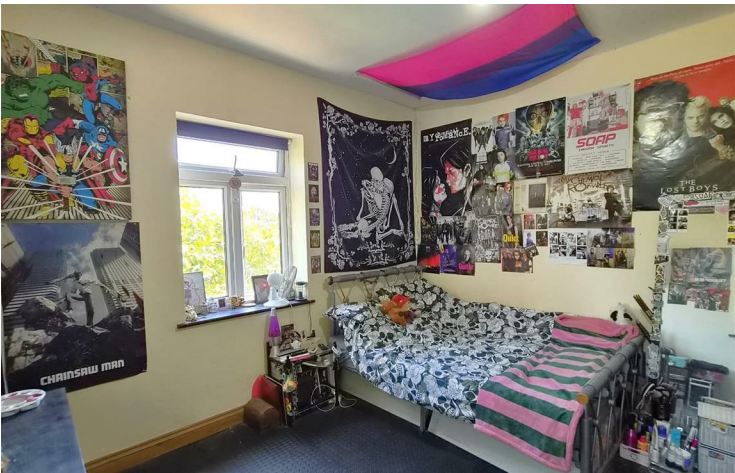
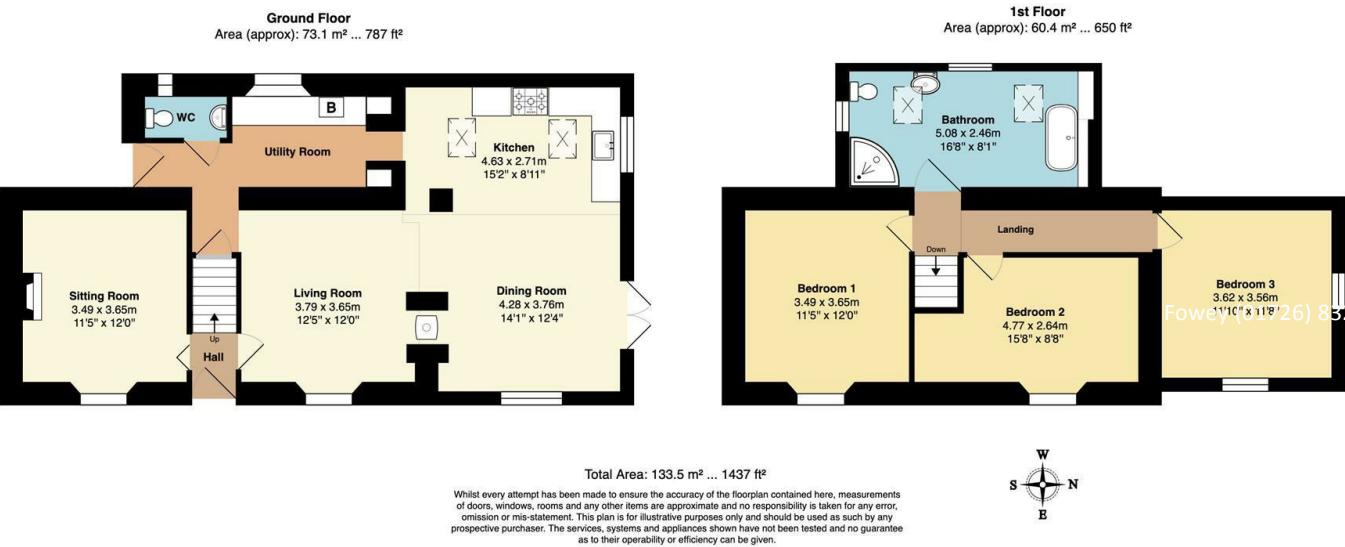




5 ST. BLAZEY ROAD,  
PAR, PL24 2HY

GUIDE PRICE £325,000



AN EXTENDED AND WELL PRESENTED, DETACHED, 3 BEDROOM CHARACTER COTTAGE WITH BEAUTIFUL PERIOD FEATURES. OPEN-PLAN LIVING ROOM, UTILITY ROOM WITH SEPARATE WC, FRONT AND ADJACENT GARDENS. LEVEL LOCATION AND CLOSE TO MANY AMENITIES.

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## 5 St. Blazey Road, Par, PL24 2HY

### LOCATION

The property is located on St Blazey Road, which is close to a host of amenities. Within a short, level walk are a convenience shop, hairdressers, a fruit and veg shop and, a little further a field; but still walkable are a cafe, fish and chip shop, an athletics track, doctors and a primary school.

There are good transport links, with the local bus service operating close by and Par Station, which is on the main line Paddington to Penzance. The local branch line to Newquay also goes from Par. Newquay Airport is approximately 40 minutes drive.

### THE PROPERTY

Set back from the road, the detached property was extended to the side 18 years ago and to the rear 10 years ago by the current owners. This has greatly improved the living space on the ground and first floors, adding an extra bedroom and a larger bathroom. Although the property does not have its own private parking, there is plenty of roadside parking outside; availability has never been an issue for the current owners.

The front door opens into a small hallway with doors leading to a second sitting room/snug/office, stairs rising to the first floor, and another door opening into the spacious living room.

Originally the cottage's sitting room, now utilised as an office, this room could have a multitude of uses, including a ground-floor bedroom, hobby room, or extra snug. Your eyes are naturally drawn to a large, stunning feature: the stone fireplace with a wooden mantel.

The open plan living room is gorgeous, with a perfect blend of old and new. The beautiful exposed stone walls give texture and character, and the original outer wall is the perfect divide between the sitting area and dining. A double-sided chimney houses a wood-burning stove, which heats both areas and again makes a wonderful feature.

Now in the extension, the kitchen-dining area is made lovely and light by dual aspect windows, Velux roof lights in the kitchen and French doors opening to the rear garden. A sizeable, sociable area with space for a large family dining table and extra seating. The shaker-style, L-shaped kitchen gives a nod to the past with a Belfast sink, range cooker and space for a dishwasher and an American fridge freezer. This room makes the ideal entertainment space.



From the kitchen, a door leads into the useful utility room, which houses the gas boiler. Under the worktop is space for a washing machine, tumble dryer and recycling. As well as offering plenty of extra storage space, there is a separate WC, and a door leads out to the side of the property, handy for muddy boots and dogs!

Stairs lead up to the first floor, which comprises two king-sized bedrooms, a double bedroom and a fabulous bathroom. All bedrooms face the front aspect, with bedroom two having dual-aspect windows enjoying views over the garden.

The opulent, spacious bathroom has been thoughtfully designed and comprises a corner shower with a state-of-the-art shower/steam/jet cubicle, WC, Jacuzzi oval bath and handwash basin with vanity unit.

### OUTSIDE

A path leads from St Blazey Road, up to the property. The path continues along the side of the house, giving access to the utility room, the rear of the property, and an old store. Gates open to the front garden, mostly laid to lawn with mature shrubs, the front door to the cottage and the main garden, which is adjacent to the property.

The garden is mostly laid to lawn with a decking area outside the French doors. There is an area used to house rabbits, which would be ideal for keeping chickens or a vegetable patch.

### EPC RATING - C

### COUNCIL BAND - B

Improvement indicator

### TENURE - FREEHOLD

### Local Authority

Cornwall Council,

### Services

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

### Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: [info@maywhetter.co.uk](mailto:info@maywhetter.co.uk)