

Hillside Meadows

Foxhole

St. Austell

PL26 7TA

Guide Price £300,000

- FOUR WELL-PROPORTIONED BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- OFF ROAD PARKING PLUS GARAGE
 - SPACIOUS LOUNGE/DINER
 - WELL-EQUIPPED KITCHEN
 - THREE BATHROOMS
 - PERFECT FAMILY HOME
- GENEROUS ENCLOSED GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 1022.57 sq ft



4



3



1



D63

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this exceptional four-bedroom detached family home, occupying a generous plot within a highly desirable residential development. Beautifully maintained throughout and offering an abundance of both internal and external space, this impressive property perfectly balances practical family living with stunning outdoor surroundings. Conveniently situated within walking distance of local amenities, schools and transport links, it presents an outstanding opportunity for those seeking their forever home.

From the moment you step inside, the home offers an immediate sense of light and space. A welcoming entrance hallway provides access to the principal ground floor accommodation, where a generously proportioned lounge/diner creates a superb social hub for everyday family life as well as entertaining guests. Flooded with natural light, this versatile living space offers ample room for both relaxing and formal dining. The well-appointed kitchen is thoughtfully designed with an excellent range of units and work surfaces, making it equally suited to busy mornings and family meals. A convenient ground floor cloakroom completes the accommodation on this level.

The first floor continues to impress, offering four well-proportioned bedrooms designed with growing families in mind. The spacious principal bedroom benefits from the luxury of its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Stepping outside is where this property truly comes into its own. Lovingly designed and meticulously cultivated by the current owner, the rear garden has been transformed into an exceptional outdoor sanctuary that offers colour, texture and interest throughout the seasons. Every aspect of the garden has been carefully considered, creating a series of inviting spaces to relax, entertain and enjoy.

Established planting borders are complemented by an impressive collection of tropical and architectural plants, giving the garden a unique character rarely found in a residential setting. Mature fruit trees provide both beauty and seasonal harvests, while carefully selected specimen planting creates a wonderful sense of privacy. Whether you're enjoying a morning coffee, hosting family barbecues on a summer evening or simply unwinding in the peaceful surroundings, this remarkable garden offers something to appreciate at every turn. It is a space that will undoubtedly appeal to keen gardeners and those who simply enjoy spending time outdoors.

To the front of the property, a generous driveway provides off-road parking for multiple vehicles and leads to the garage, offering excellent storage, secure parking or potential workshop space. The attractive frontage further enhances the home's kerb appeal, creating an impressive first impression before you've even stepped through the door.

The property is connected to mains water, electricity and drainage. Heating is provided via an oil-fired central heating system. The property falls within Council Tax Band D.

LOCATION

Hillside Meadows is a modern residential development situated in the village of Foxhole, near St Austell in central Cornwall. The development enjoys a peaceful setting, with many properties benefiting from views over the surrounding countryside and open fields. Foxhole offers a range of everyday amenities including a village shop, primary school, public house, community centre and recreational facilities, while the larger towns of St Austell and Bodmin provide an extensive choice of shopping, leisure and healthcare services. The nearby A30 and A391 offer excellent road connections across Cornwall, and St Austell railway station, approximately 6 miles away, provides regular mainline services to Plymouth, Exeter and London Paddington, making Hillside Meadows an attractive location for commuters, families and those seeking a balance of village living with convenient access to wider transport links and amenities.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

ENTRANCE HALLWAY

Frosted uPVC double-glazed door. Coving. Recessed spotlights. Thermostat. Under-stairs storage cupboard. Radiator. BT master socket. Skirting boards. Fitted carpet. Doors leading to:

LOUNGE/DINER

Coving. Skimmed ceiling. Recessed spotlights. Double-glazed window to the front aspect. Electric fireplace. Radiator. Multiple power points. Television point. Skirting boards. Fitted carpet. Double doors leading out to the rear garden.

KITCHEN

Coving. Recessed spotlights. Double-glazed window to the front aspect. A range of fitted wall and base units with cupboards and drawers. Integrated electric oven with four-ring hob and extractor hood over. Splashback tiling. Stainless steel sink with drainer. Space for under-counter white goods, available by separate negotiation. Multiple power points. Skirting boards. Vinyl flooring. Door leading out to the rear garden.

W.C.

Extractor fan. Coving. Frosted double-glazed window to the front aspect. Splashback tiling. Wash hand basin. Low-level W.C. Radiator. Vinyl flooring.

FIRST FLOOR LANDING

Coving. Smoke alarm. Access to a partially boarded loft space via a pull-down ladder. Power points. Skirting boards. Fitted carpet.

BEDROOM ONE

Coving. Double-glazed window to the front aspect. Multiple built-in storage cupboards. Radiator. Multiple power points. Skirting boards. Fitted carpet. Door leading into:

EN-SUITE

Coving. Extractor fan. Frosted double-glazed window to the side aspect. Splashback tiling. Double shower cubicle with mains-fed shower. Shaver point. Vanity wash hand basin with storage beneath. Low-level W.C. Radiator. Vinyl flooring.

BEDROOM TWO

Coving. Double-glazed window to the rear aspect. Radiator. Multiple power points. Skirting boards. Fitted carpet.



BATHROOM

Coving. Extractor fan. Frosted double-glazed window to the side aspect. Splashback tiling. Panelled bath with electric shower over. Wash hand basin. Low-level W.C. Radiator. Skirting boards. Vinyl flooring.

BEDROOM THREE

Coving. Double-glazed window to the rear aspect. Radiator. Television point. Multiple power points. Skirting boards. Fitted carpet.

BEDROOM FOUR

Coving. Double-glazed window to the front aspect. Two built-in storage cupboards. Radiator. Multiple power points. Skirting boards. Fitted carpet.

EXTERNALLY

GARDEN

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PARKING

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Hillside Meadows, Foxhole, St. Austell

SERVICES

The property is connected to mains water, electricity and drainage. Heating is provided via an oil-fired central heating system. The property falls within Council Tax Band D.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: D

The building

Detached house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Oil central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three ok, EE good

Parking: Garage, Driveway, Off Street, and On Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL195414):

- The Transfer dated 9 May 2003 contains restrictive covenants. These are rules that limit what the owner can do with the property to ensure the neighborhood remains in a certain condition.

- The Transfer dated 25 July 2024 contains positive or indemnity covenants. These are formal promises where the owner agrees to perform certain tasks or take on responsibility for legal obligations linked to the property.

- There are specific rules regarding boundary structures, such as fences or walls, which explain who is responsible for maintaining them as set out in the 2003 Transfer.

No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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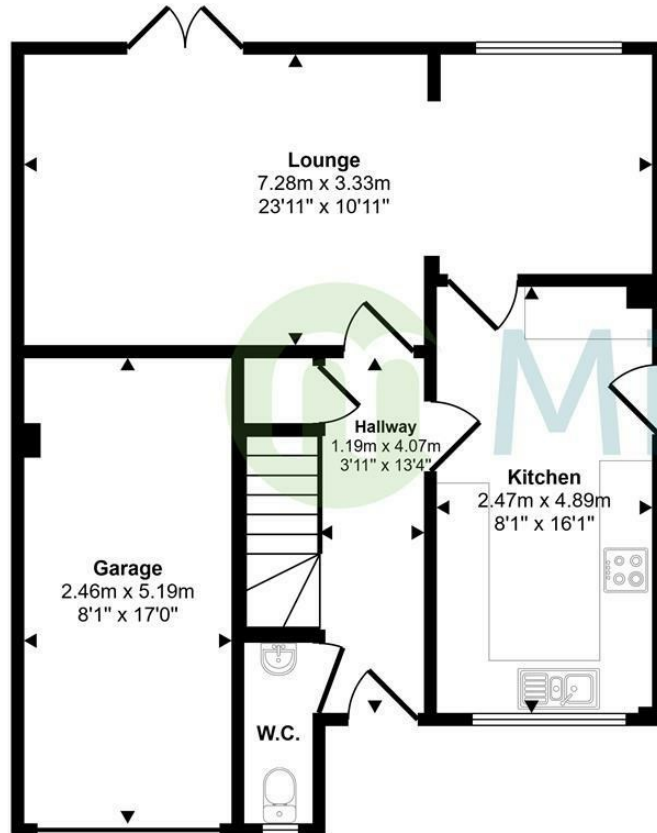
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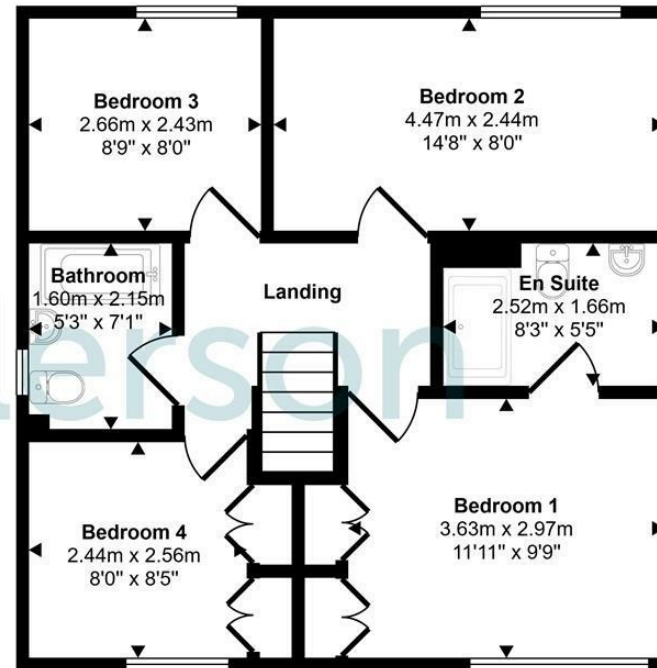
Approx Gross Internal Area
113 sq m / 1211 sq ft



Ground Floor

Approx 59 sq m / 632 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.



First Floor

Approx 54 sq m / 579 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	76
EU Directive 2002/91/EC		