

GROVE FARM, TYWARDREATH HIGHWAY, PAR, PL24 2RW



A substantial individual style four bedroom detached house, set within extensive grounds of approximately 0.6 acres and enjoying a non-estate position close to the village of St Blazey with superb views of Luxulyan Valley.

Accommodation Comprises:- Entrance porch, hallway, cloakroom, study, lounge, dining room, kitchen/breakfast room, split level landing, four bedrooms, shower room, double glazing, oil fired central heating, recently installed solar panels, utility room, detached open fronted garage, summerhouse, long driveway and turning area with parking for several cars, wrap around decking area and generous size gardens.

£425,000

SITUATION

Tywardreath Highway lies on the eastern fringes of St Blazey and is conveniently situated within a relatively short distance of village amenities, including a petrol station, Indian restaurant, takeaways, St Blazey football club, doctors & pharmacy, and a Co-op. There are two primary schools in the local area, a mainline train station and dog friendly beach in nearby Par. A stones throw from the property is Luxulyan Valley, a fabulous setting for walking enthusiasts with an abundance of scenic routes meandering through the beautiful woodland and viaduct. There are plenty more country walks to enjoy through Pontsmill and Kilhaddon to name just a few.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance Porch

uPVC double opening side entrance doors. Part glazed door into:-

Hallway

Radiator. Under stairs recess with hanging rail. uPVC double glazed window to side elevation. Dado rail. Picture rail. Telephone point. Stairs to first floor. Doors to lounge, dining room, kitchen/breakfast room and study. Door into:-

Cloakroom

White low level W.C and wash hand basin. Part tiled walls. Shaver light and socket. uPVC double glazed window to rear elevation.

Study

8' 4" x 8' 2" (2.55m x 2.48m) uPVC double glazed french doors opening to rear. Radiator. Under stairs cupboard. Picture rail. Overhead storage.

Lounge

15' 11" x 15' 0" (4.86m x 4.56m) Large uPVC double glazed bay window to front elevation with views of the valley. uPVC double glazed windows to front and side elevations. Two radiators. Master telephone socket. Picture rail.

Dining Room

12' 9" x 10' 11" (3.88m x 3.34m) Note:- This is a second reception room but is currently being used as a bedroom. Large uPVC double glazed bay window to front elevation with views of the valley. uPVC double glazed window to side elevation. Radiator. Picture rail.

Kitchen/Breakfast Room

11' 9" x 11' 3" (3.57m x 3.44m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Tiled recess with fitted electric Aga and separate electric cooker beside. Integrated fridge and dishwasher. Built-in pantry with uPVC double glazed window to rear elevation. Built-in cupboard. Shelved alcove cupboard enclosing electric meters and consumer unit. uPVC double glazed door to rear.

FIRST FLOOR

Split Level Landing

Radiator. uPVC double glazed window to side elevation. Dado rail. Picture rail. Access to loft space. Built-in airing cupboard enclosing the hot water storage cylinder and shelving. Doors to bedrooms and shower room. Door into:-

Separate W.C

White low level W.C. Part tiled walls. uPVC double glazed window to rear elevation.

Bedroom One

13' 3" x 11' 0" (4.05m x 3.35m) Large uPVC double glazed bay window to front elevation with views over the valley. uPVC double glazed window to side elevation. Radiator. Built-in double wardrobe. TV aerial point. Picture rail.

Bedroom Two

13' 2" x 10' 11" (4.01m x 3.34m) Large uPVC double glazed bay window to front elevation with views over the valley. uPVC double glazed window to side elevation. Radiator. Built-in double wardrobe. Picture rail.

Bedroom Three

13' 6" x 9' 3" (4.11m x 2.83m) uPVC double glazed windows to rear and side elevations. Radiator. Built-in wardrobe. TV aerial point. Picture rail.

Bedroom Four

10' 0" x 8' 5" (3.04m x 2.56m) (Maximum) uPVC double glazed window to rear elevation. Radiator. Built-in wardrobe. Overhead storage. Picture rail.

Shower Room

6' 0" x 5' 10" (1.82m x 1.79m) Walk-in double shower cubicle with Mira shower unit. White low level W.C and vanity wash hand basin. Part tiled walls. Tiled floor. Extractor fan. uPVC double glazed window to side elevation.



OUTSIDE

The property is approached to the front through a vehicular gate, opening onto a large driveway which leads to a generous parking and turning area at the rear. There is also a large car port/storage area adjoining the back of the utility room. The property boasts extensive lawn gardens with superb views and a large wrap-around decking area and summerhouse.

Utility Room

12' 10" x 10' 1" (3.90m x 3.07m) Personal door to front. uPVC double glazed window to front elevation. Single glazed window to side elevation. Fitted worktop with inset Belfast sink. Space and plumbing for washing machine and tumble dryer. Worcester oil fired central heating boiler. Electric consumer unit. Attached store.

Detached Open Fronted Garage

16' 2" x 15' 0" (4.93m x 4.56m) (Maximum) Light and power connected.

ENERGY RATING

E(50).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Heading east along the A390 from St Blazey, go over the level crossing into Tywardreath Highway and continue for approximately quarter of a mile and the property is set back from the road on the right-hand side.



LOUNGE



BEDROOM ONE



DINING ROOM



BEDROOM TWO



KITCHEN/BREAKFAST ROOM



BEDROOM THREE



STUDY



BEDROOM FOUR

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



BOUNDARY PLAN

Members of the NAEA



St Austell

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