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Mitchell,
Newquay

£405,000
Freehold







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Property Introduction

Located within the village of Mitchell is this substantial, extended family home offering spacious accommodation along with uPVC double glazed windows and doors as well as an oil fired heating system.

Upon entering the property via the entrance hallway, the adaptable accommodation comprises of two ground floor bedrooms, lounge, snug, generous kitchen/diner with access into the double garage and shower room, while to the first floor are two further bedrooms - both with the benefit of having en-suite shower rooms.

Externally, there is extensive driveway parking for several vehicles with an enclosed lawned garden to the rear, while one of the stand-out features is the large outbuilding which is ideal for socialising being divided into three sections - hot tub, snug and bar.

Overall, this is an ideal property for those seeking a substantial family home, yet within close proximity to the local village amenities.

Location

Mitchell is ideally located, geographically, for access to both the north and south coasts as well as the main A30 trunk road. A mention should be made that the property is close to the access road to the A30. This makes the location especially suitable for those frequently travelling to the towns of St Austell, Newquay and the city of Truro, which are all within a short driving distance. Known for its local, traditional architecture, the village amenities include a Public House, village park and an array of countryside walks being on the doorstep.

The rugged north coast with its majestic, breathtaking coastal paths and the more sheltered south coasts are within a reasonable travelling distance making them both popular for either surfing or paddleboarding. The city of Truro lies approximately eight miles distant being the main centre in Cornwall for business and commerce, and is also home to the Hall for Cornwall and the gothic three-spired cathedral.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE HALLWAY

uPVC double glazed window with feature stained glass design. Staircase to first floor and underfloor heating.

LOUNGE 15' 5" x 12' 0" (4.70m x 3.65m)

uPVC double glazed window to the front and side. Feature electric fire and radiator.

SNUG 12' 4" x 11' 10" (3.76m x 3.60m) maximum measurements into recesses

uPVC double glazed window to the side. Woodburner set in a feature fireplace with wood mantel over, recess to the side and underfloor heating. Door to:-

KITCHEN/DINER 19' 11" x 10' 11" (6.07m x 3.32m)

A large, well equipped kitchen comprising of two uPVC double glazed windows to the rear and side. uPVC double glazed door to the outside along with an additional double glazed window, one and a quarter sink unit with mixer tap, a good range of base storage cupboards, wall-mounted cupboard, range of working surfaces, integrated dishwasher, fridge/freezer, oil fired 'Rayburn', five-ring 'Rangemaster' cooker, tiled flooring, part tiling to walls and door to double garage.

BEDROOM ONE 11' 10" x 10' 11" (3.60m x 3.32m)

uPVC double glazed window to the front. Built-in bedroom furniture and radiator.

BEDROOM TWO 11' 9" x 10' 10" (3.58m x 3.30m)

uPVC double glazed window to the rear. Radiator.

SHOWER ROOM

uPVC double glazed window to the rear. Walk-in shower, wash hand basin, close coupled WC, chrome heated towel rail, underfloor heating, tiled flooring and tiling to walls.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Eaves storage cupboard and air pump fan. Doors off to:-

BEDROOM THREE 14' 11" x 9' 4" (4.54m x 2.84m) plus recesses, irregular shape, restricted headroom

uPVC double glazed window to the front. Radiator. Door to:-

EN-SUITE SHOWER ROOM ONE

A modern white suite comprising of a shower cubicle, pedestal wash hand basin with mirror over, close coupled WC, chrome heated towel rail, tiling to walls and extractor fan.

BEDROOM FOUR 14' 11" x 11' 9" (4.54m x 3.58m) plus recesses, irregular shape, restricted headroom

uPVC double glazed window to the front. Radiator. Door to:-

EN-SUITE SHOWER ROOM TWO

uPVC double glazed window to the side. A modern suite comprising of a shower cubicle, pedestal wash hand basin with mirror over, close coupled WC, tiled walls and chrome heated towel rail.

OUTSIDE FRONT

The property is approached via a tarmacadam driveway with double gates leading to an extensive bricked driveway offering further off-road parking facilities. The front garden is laid mainly to lawn with pathway giving access to the front with courtesy light. From the driveway is access to the large double garage.

DOUBLE GARAGE 18' 10" x 17' 9" (5.74m x 5.41m)

Two electric up-and-over doors, power connected along with double glazed door and windows and plumbing for automatic washing machine. Radiator.

REAR

The rear garden is enclosed, being laid mainly to lawn with paved walkways and patio, a good range of mature shrubs, oil tank with pathway via the side of the property giving access to:-

OUTBUILDING

This being an ideal socialising space which is currently divided into three sections - one having a hot tub with doorway giving access to a snug and further access through to a bar. The windows are double glazed with sliding uPVC double glazed doors and is insulated.

SERVICES

Mains drainage, mains water, mains electricity, oil-fired heating and LPG.

AGENT'S NOTES

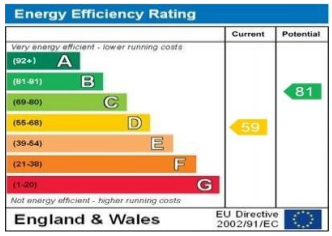
The Council Tax Band for this property is Band 'C'. Please note that the property is situated close to the A30 trunk road. Therefore, does experience some road noise.



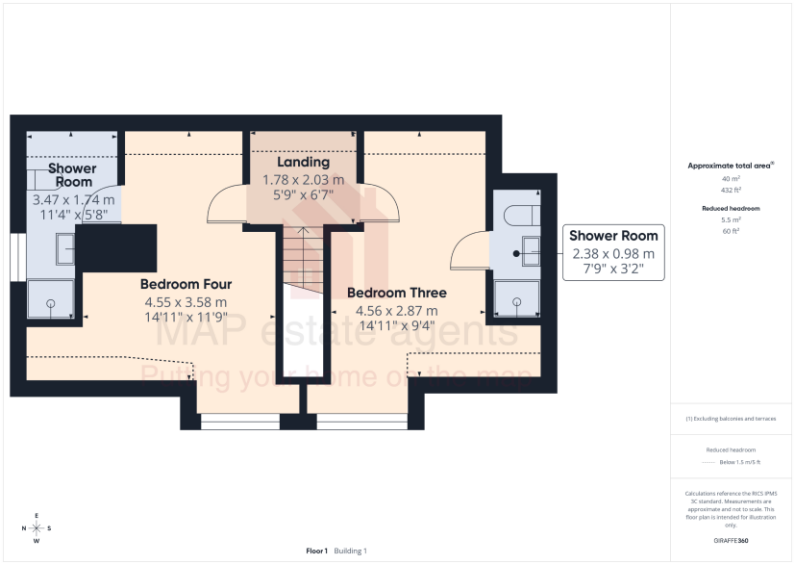














MAP's top reasons to view this home

- Large, extended semi-detached dormer bungalow
- Lounge with separate snug, wood burner
- Spacious kitchen/diner
- Four bedrooms
- Two en-suite shower rooms
- Ground floor shower room
- Oil fired central heating system, double glazing
- Double garage, additional driveway parking
- Enclosed rear garden backing onto open field
- Detached outbuilding

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