



MAY WHETTER & GROSE

20 QUAY ROAD, CHARLESTOWN, PL25 3NX
GUIDE PRICE £795,000



AN INCREASINGLY RARE OPPORTUNITY TO PURCHASE A FABULOUS END OF TERRACE COTTAGE IN ONE OF THE MOST DESIRABLE LOCATIONS IN ST AUSTELL. THE BEAUTIFUL PROPERTY OFFERS REVERSE ACCOMMODATION MAKING THE MOST OF THE AMAZING SETTING. OFFERING TWO DOUBLE BEDROOMS ON THE GROUND FLOOR AND ONE DOUBLE BEDROOM ON THE FIRST FLOOR, THE PROPERTY IS PRESENTED IN IMMACULATE CONDITION. THE WELL SITUATED HOME HAS SEA VIEWS AND OCCUPIES A POPULAR NO THROUGH ROAD SETTING, LOCATED ON THE QUIETER HARBOUR END OF QUAY ROAD. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS EXTREMELY WELL PRESENTED HOME.
EPC - AWAITED *SEE AGENTS NOTES*



Location

Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club.

Directions

From St Austell head towards Charlestown. Proceed down Charlestown Road to the bottom, take the first left off the roundabout at the bottom of the road and proceed to the left hand side of the two turnings. Follow the road that passes behind the Rebellion restaurant (Quay Road). Proceed 250 yards along this road where the property is located on the left hand side of the road, just after the turning allowing access to The Nest development.

Accommodation

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

Hardwood door with obscure single glazing inset allows external access into entrance hall.

Entrance Hall

12'8" x 3'0" (3.88 x 0.93)



Delightful tiled flooring. Doors through to bedrooms one and two, steps lead up to the spacious open plan

kitchen/garden room. High level mains enclosed fuse box. Part wood clad feature walls. Classic style radiator.

Bedroom One

12'11" x 11'7" - max (3.95 x 3.54 - max)



Wood frame single glazed sash window to front elevation. Real wood flooring. Twin louvre doors open to provide access to a useful in-built storage cupboard. Feature wood panel wall. Classic style radiator.

Bedroom Two

10'3" x 12'8" - max (3.14 x 3.87 - max)



Wood frame single glazed sash window to front elevation. Real wood flooring. Classic style radiator. Feature wood clad wall with twin doors to either end opening to provide access to in-built cupboards.



Kitchen

25'0" x 9'8" (7.63 x 2.96)

Garden Room

13'5" x 10'11" - max (4.11 x 3.34 - max)



A fabulous addition to the property, with wood frame door to rear elevation and wood frame single glazed sash window to rear elevation overlooking the low maintenance rear courtyard. Opening through to garden room. Carpeted stairs to first floor. Tiled flooring. Classic style radiator. The updated kitchen benefits from matching wall and base kitchen units, polished black granite work surfaces with matching splashback. Space for Range Master Gas Fired Range with fitted extractor hood above part tiled walls. The kitchen benefits from integral dishwasher and benefits from soft close technology. A delightful focal central island in-built. Ceramic one and half bowl sink with matching draining board and central mixer tap. Space for additional kitchen appliances.

Wood frame double glazed door to side elevation providing access to the low maintenance rear garden with wood frame double glazed windows to the remainder of the left hand side elevation. Double glazed roof. Continuation of tiled flooring. Two classic style radiators. Generous space for dining table. Door through to WC. This room catches a great deal of natural light.

To the far side of the kitchen are the stairs providing access to the first floor, with twin doors below open to provide access to in-built storage, with open storage recess above. Large opening provides access to the Garden Room.



Lounge

27'4" x 11'8" (8.34 x 3.57)



W.C.

6'10" x 2'11" (2.10 x 0.90)



With matching updated WC suite comprising low level flush WC with dual flush and soft close technology, circular ceramic hand wash basin with central mixer tap. To the left hand side louvre doors open to provide access to the boiler cupboard housing the Worcester Mains Gas Fired Central Heating Boiler.

Making the most of this fabulous reverse accommodation. With three wood frame single glazed sash windows to front elevation providing a great deal of natural light and breath taking views over the Harbour. Real wood flooring. Focal cast iron fireplace set within tiled surround. Door through to rear hall. Exposed ceiling beams with vaulted ceiling. Television aerial point. Two classic style radiators. Feature wood clad wall to either side.



Rear Hall

2'7" x 2'8" (0.81 x 0.82)

Continuation of real wood flooring. Doors off to bathroom and bedroom three.

Bathroom

10'11" x 10'0" (3.33 x 3.07)



Wood frame single glazed sash window to rear elevation with deep sill. Matching four piece white bathroom suite comprising low level flush WC with dual flush technology, free standing ceramic bath with central detached mixer tap with detachable body nozzle. Large fitted shower enclosure with curved shower screen and recess shower controls with overhead shower nozzle. Large ceramic hand wash basin with central mixer tap set on vanity store unit. Tiled flooring. Heater towel rail. Exposed ceiling beams. Fitted extractor fan.



Bedroom Three

12'3" x 9'8" (3.74 x 2.95)



Wood frame single glazed sash window to rear elevation providing natural light. Carpeted flooring. Classic style radiator. Exposed ceiling beams. A generous third double bedroom. Loft access hatch.

Outside



Located in the quieter Harbour end of Quay Road, immediately opposite the access lane there is parking. We are advised that the current owners have an agreement with a neighbour to park in this area, the next owner would need to discuss with the land owner to continue this agreement.

The front garden is laid to two seating areas, laid to decking with a sunken area of lawn. This front area is well enclosed with stone wall providing clear boundaries. Evergreen shrubs provide a perfect border to the front access.



As previously mentioned either accessed from the kitchen or garden room is a fabulous low maintenance patio area, laid with sandstone paving complete with external power points. To the left hand side of the property via the front and rear are two gates providing secure access.

Steps lead up to an elevated area of wood decking complete with three useful outbuildings, two stone and one wooden. One of these outbuildings are utilised as a laundry room with fitted black units with a white & grey marble worktop and a black & white patterned tiled floor. with exposed trusses showcasing the high ceiling and a wall mounted heater fitted and space and plumbing for a washing machine & dryer.

This outdoor area catches a great deal of sun.



Additional Parcel of Land



To the rear of the plot the current owners have acquired an additional parcel of land which is on a separate title which will be included in the sale, this area is ideal for an additional project pending the relevant permissions.

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

Agents Notes

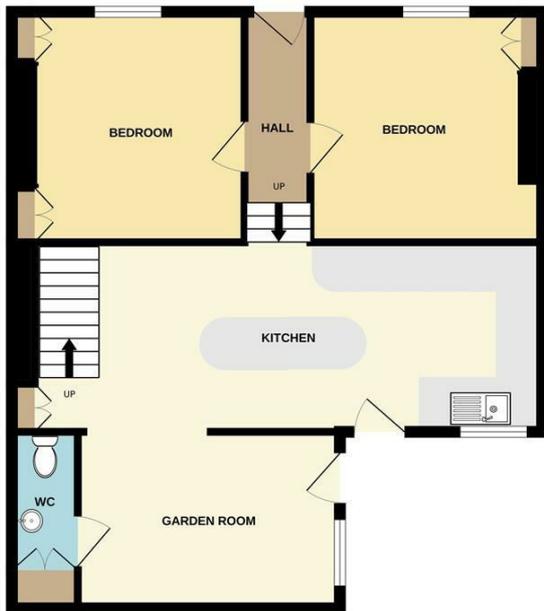
The vendors currently lease parking spaces.
Gas Central Heating.
To the rear the vendors have acquired a parcel of land which is registered under a separate Title which will be included in the sale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST 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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