



St Ewe
St Austell
PL26 6EY

Offers In Excess Of
£475,000

- NO ONWARD CHAIN
- MULTI-GENERATIONAL LIVING OPPORTUNITY
- THREE/FOUR DOUBLE BEDROOMS
- OFF-ROAD PARKING PLUS GARAGE
- BEAUTIFUL VILLAGE LOCATION
- SHORT DRIVE AWAY FROM HELIGAN GARDENS
- ENCLOSED REAR GARDEN
- FULL OF CHARACTER
- TWO WELL-APPOINTED BATHROOMS AND TWO FURTHER W.C.s
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

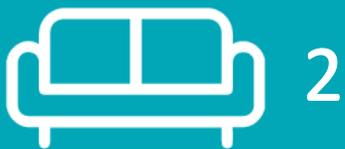


 **Millerson**
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1762.00 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this beautifully presented three/four-bedroom detached character cottage, offering a wonderful blend of period charm, practical living space, and versatile accommodation. Nestled within the highly sought-after village setting of St Ewe, this attractive home is offered for sale with the significant advantage of no onward chain. The property is ideally suited to a wide range of purchasers, including families, downsizers, and those searching for multi-generational living potential, as the ground floor layout offers exceptional flexibility.

Upon entering, the property welcomes you with a bright and airy entrance porch, setting the tone for the warmth and character found throughout the home. The heart of the property is the expansive kitchen, which is fitted with a comprehensive range of wall and base storage cupboards and drawers, providing ample storage for modern family living. The kitchen is complemented by a Heritage-style cooker, beautifully combining traditional aesthetics with everyday functionality. The ground floor continues to impress with a generously proportioned sitting room, where two striking fireplaces serve as focal points, adding significant character and creating a cosy atmosphere during the cooler months.

In addition, the property benefits from a highly adaptable second reception room. This versatile space could be utilised as a formal dining room, study, or even a fourth bedroom, making the home ideal for evolving lifestyle requirements. This room is conveniently served by a separate bathroom, featuring a classic roll-top bath which enhances the property's traditional charm. The ground floor is completed by a light-filled conservatory, offering a peaceful outlook over the garden, and a practical downstairs WC.

Ascending to the first floor, the cottage continues to impress with three well-proportioned bedrooms, each offering comfortable and welcoming accommodation. The two bedrooms positioned to the rear of the property enjoy truly outstanding views over the surrounding agricultural landscape, providing a serene rural backdrop that epitomises countryside living. The family bathroom on this level has been thoughtfully designed and includes a double shower cubicle housing a waterfall shower alongside a stand-alone roll-top bath, delivering both practicality and a touch of luxury. In addition, there is a separate W.C., offering further convenience for family living and guests alike.

Externally, the property is complemented by an enclosed rear garden that is beautifully stocked with mature foliage, shrubs, and established planting. This private outdoor space is ideal for those with green fingers and offers an excellent setting for outdoor entertaining, al fresco dining, or simply enjoying the peaceful Cornish surroundings. Further practical advantages include off-road parking and the added convenience of a detached garage.

The property is connected to mains water, electricity, and drainage, ensuring modern convenience within this charming period home. It is heated by an oil-fired Heritage cooker, which also operates on a pressurised system to provide instant hot water. Properties of this character, location, and versatility are rarely available, and early viewing is highly recommended to fully appreciate the unique lifestyle opportunity on offer.

LOCATION

St Ewe is a charming rural village set within the peaceful Cornish countryside, surrounded by rolling farmland and attractive, unspoilt landscapes. The village enjoys

a traditional community feel with characterful stone-built properties, quiet country lanes, and scenic views across agricultural land towards the coast. Amenities within the village include a historic parish church and a well-regarded local pub, offering a social focal point for residents and visitors. While retaining its tranquil rural charm, the village is conveniently located within reach of nearby towns and coastal settlements, providing access to additional shops, schools, healthcare services, and leisure facilities. St Ewe is ideal for those seeking a quiet countryside lifestyle while still being connected to Cornwall's renowned coastline, beaches, and wider amenities.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE PORCH

A uPVC double-glazed door, with the original wooden door leading into the inner entrance hallway.

HALLWAY

Single-glazed window. Tiled flooring. Doors leading into:

KITCHEN

Skimmed ceiling with exposed beams and a smoke alarm. Dual-aspect, single-glazed windows. A range of fitted wall and base storage cupboards and drawers. Heritage cooker with splashback tiling. Stainless steel sink with drainer. Space for an under-counter fridge, freezer, washing machine, and dishwasher. Multiple plug sockets. Skirting boards. Tiled flooring.

SITTING ROOM

Skimmed ceiling with exposed beams and a smoke alarm. Two double-glazed sash windows to the front aspect. Two stunning fireplaces. Under-stairs storage cupboard. Two radiators. Television point. Multiple plug sockets. Skirting boards. Carpeted flooring.

SEPERATE W.C.

Single glazed window to the side aspect. Splash-back tiling. Wash basin. W.C.

DINING ROOM/BEDROOM FOUR

Skimmed ceiling with exposed beams. Dual-aspect, double-glazed windows. Open fireplace. Radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

DOWNSTAIRS BATHROOM

Skimmed ceiling with exposed beams and a Velux window. Stand-alone roll-top bath with an electric shower over. Heritage wash basin with additional storage underneath. Heated towel rail. WC.

INNER HALLWAY

Exposed beams. Skirting boards. Tiled flooring. Doors leading to:

CONSERVATORY

Two internal doors lead into the conservatory. Multiple double-glazed windows. A door leads out onto the rear garden.

FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Plug socket. Skirting. Carpeted flooring.

BEDROOM ONE

Double glazed window to the rear aspect. Radiator. Multiple plug socket. Skirting. Carpeted flooring.



BEDROOM TWO

Skimmed ceiling. Double-glazed window to the rear aspect showcasing a stunning agricultural backdrop. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

BATHROOM

Skimmed ceiling with recessed spotlights. Access to a partially boarded loft space. Double-glazed sash windows to the front aspect. Porcelain splashback tiling. Double cubicle waterfall shower. Shaver point. Stand-alone roll-top bath. Vanity wash basin with mixer tap and storage underneath. Two towel rails. WC. Skirting boards. Vinyl flooring.

SEPERATE W.C.

Recessed spotlights. Splash-back tiling. Wash basin with mixer tap. W.C. Radiator. Vinyl flooring.

BEDROOM THREE

Skimmed ceiling. Double-glazed sash windows to the front aspect. Built-in storage cupboard housing the hot water cylinder. Heated towel rail. Radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

EXTERNALLY

GARDEN

Externally, the property is complemented by an enclosed rear garden that is beautifully stocked with mature foliage, shrubs, and established planting. This private outdoor space is ideal for those with green fingers and offers an excellent setting for outdoor entertaining, al fresco dining, or simply enjoying the peaceful Cornish surroundings.

PARKING

Further practical advantages include off-road parking and the added convenience of a detached garage.

SERVICES

The property is connected to mains water, electricity, and drainage, ensuring modern convenience within this charming period home. It is heated by an oil-fired Heritage cooker, which also operates on a pressurised system to provide instant hot water. The home also falls within Council Tax Band E.

AGENTS NOTE

An EPC has been instructed and will be uploaded to the advert upon receipt.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Cob Construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity





St Ewe, St Austell, PL26 6EY

Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Oil fired Heritage Cooker.
Heating features: Double glazing and Open fire
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Garage, Off Street, On Street, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: Yes
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
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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.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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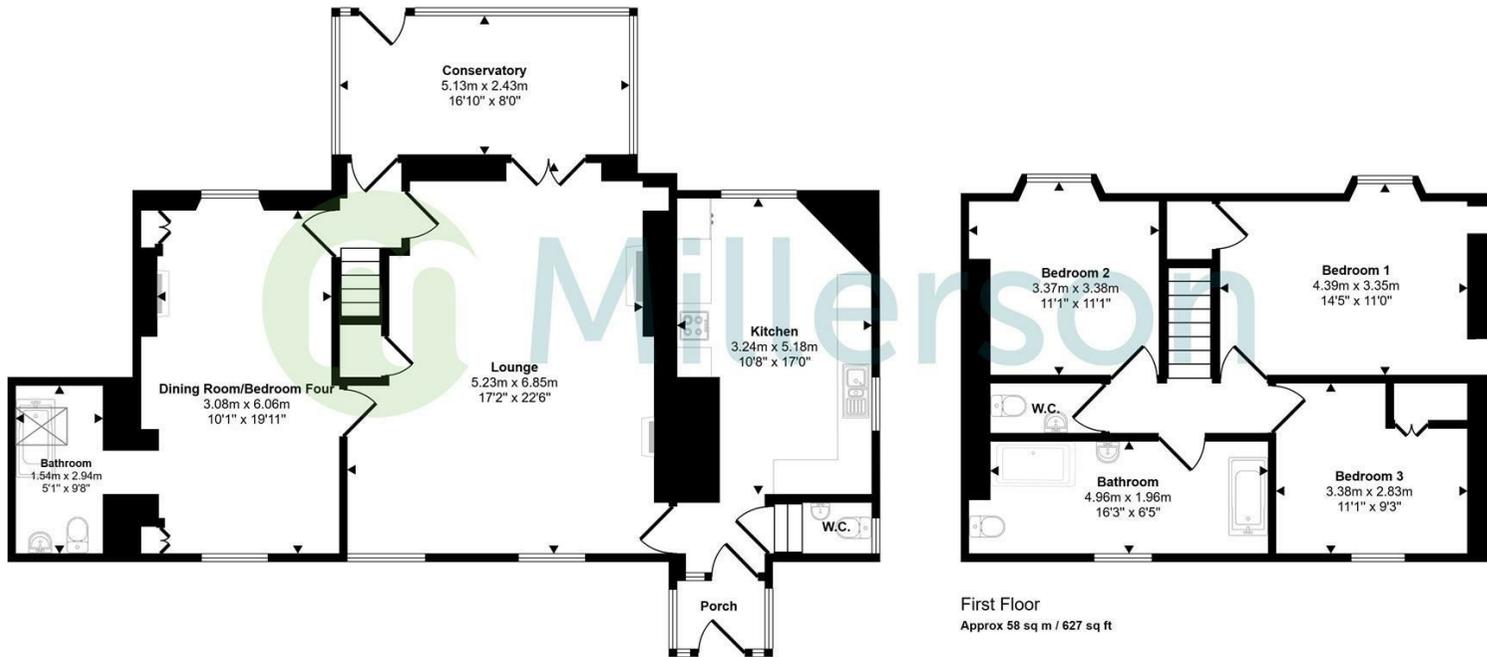
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Approx Gross Internal Area
164 sq m / 1762 sq ft



Ground Floor
Approx 105 sq m / 1134 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.

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	

