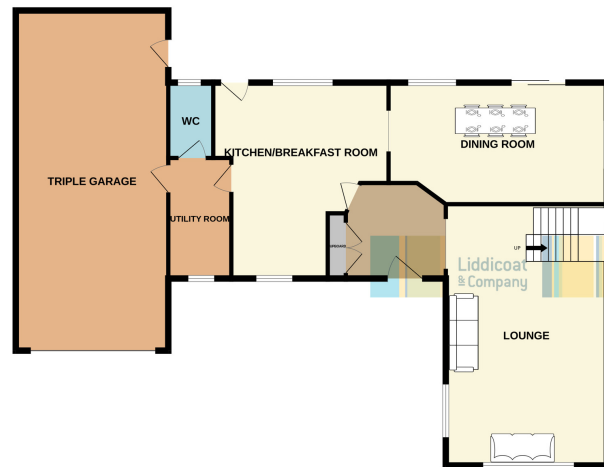


GROUND FLOOR
1411 sq.ft. (131.0 sq.m.) approx.



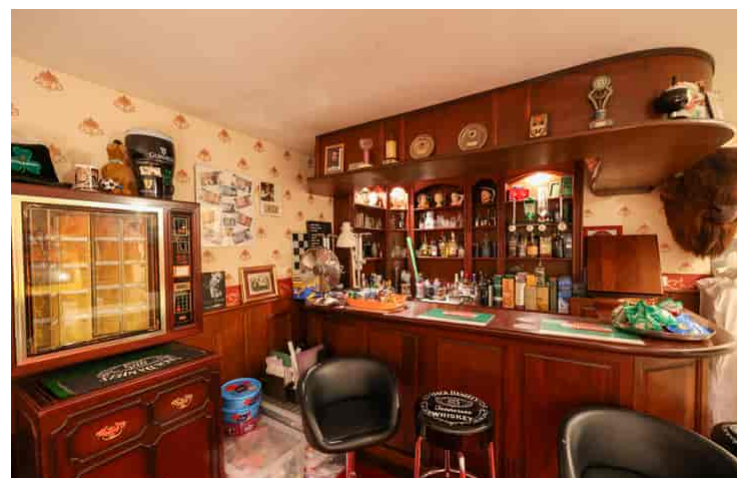
1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA: 2385 sq.ft. (221.6 sq.m.) approx.
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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WOODVIEW, ST AUSTELL ROAD, ST AUSTELL

PRICE £695,000



Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

WOODVIEW OFFERS REMARKABLE FLEXIBILITY AND POTENTIAL, WITH ITS CURRENT CONFIGURATION OF THREE BEDROOMS THAT CAN EASILY BE REIMAGINED AS A FIVE-BEDROOM PROPERTY. THIS INDIVIDUAL HOME, FINISHED IN POINTED BRICKWORK, ENJOYS A TRULY UNIQUE POSITION, SET WITHIN AN EXTENSIVE GARDEN. FOR THOSE SEEKING EVEN MORE OUTDOOR SPACE, THERE IS THE OPTION TO NEGOTIATE THE PURCHASE OF ADDITIONAL GROUND. THE ACCOMMODATION INCLUDES AN ENTRANCE HALL, A SPACIOUS KITCHEN/BREAKFAST ROOM, A SEPARATE DINING ROOM, A UTILITY ROOM, AND A CLOAKROOM. A STRIKING FLOOR-TO-CEILING LOUNGE CONNECTS TO THE FIRST-FLOOR GALLERIED LANDING. THE PROPERTY CURRENTLY COMPRISES THREE BEDROOMS, INCLUDING A MAIN BEDROOM WITH AN EN-SUITE SHOWER ROOM, AND A MAIN BATHROOM. ADDITIONALLY, THE IMPRESSIVE DOUBLE/TRIPLE GARAGE—CURRENTLY UTILIZED AS A GAMES ROOM—OFFERS SIGNIFICANT VERSATILITY AND COULD CONTRIBUTE TO CONVERTING THE PROPERTY INTO FIVE BEDROOMS IF DESIRED. THIS IS A PROPERTY WITH EXCEPTIONAL POTENTIAL, READY TO BE TAILORED TO YOUR NEEDS.



The Property

Woodview is a distinctive property, meticulously crafted by its current owners and finished in elegant pointed brickwork. It occupies a truly unique position, complemented by an expansive garden area. For those seeking additional space, there is the option to negotiate the purchase of extra ground. The property features a spacious and versatile layout, starting with an inviting entrance hall, a kitchen/breakfast room, a separate dining room, a utility room, and a cloakroom. One of its most striking features is the floor-to-ceiling lounge, which connects to the first-floor galleried landing. Upstairs, you'll find three bedrooms, including the main bedroom with an en-suite shower room and direct access to an enclosed sun terrace. A main bathroom is also included for family convenience. An impressive double/triple garage is currently used as a games room, adding to the property's appeal. Originally designed as a five-bedroom home, the structure includes space for two additional bedrooms situated above the living room, as indicated on the provided plans. This could be an excellent opportunity to upgrade the property's configuration without requiring external extensions. Woodview offers immense potential and endless possibilities for customization, making it a truly special home.

Room Descriptions

Location

St Austell is one of the largest towns in Cornwall and offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining.

Double Garage

17' 8" x 31' 2" (5.38m x 9.50m). Configured as a snooker room with bar area and roof access.

Cloakroom

4' 3" x 6' 7" (1.30m x 2.01m). Tiled floor. Fully tiled walls. Window to the front. Shaver socket.

Utility Area

6' 0" x 10' 9" (1.83m x 3.28m). Full glazed door to the rear. Sunk unit, space for fridge / freezer. Grant oil fired boiler. Space and plumbing for washing machine. Tiled floor. Door leading to:

Kitchen

(4.3 x 3.17m) 14' 3" x 17' 9" (4.34m x 5.41m) Narrows to ' ' x 10' 5". Window to the front. Sink unit with mixer tap. Granite work surface. Built in dishwasher, fridge / freezer. Extractor canopy. Neff hob with gas ring to the side. Breakfast bar. Tiled floor. Build in Bosch oven. Microwave. Window to the rear. Various shelves. Wine rack. Low voltage lighting.

Hallway

8' 4" x 8' 6" (2.54m x 2.59m). Hard wood leaded light glazed door and side screens to the front. Hat and coat cupboard. Wall light. Low voltage lighting. Archway leading to:

Living Room

14' 11" x 24' 1" (4.55m x 7.34m). Large window to the front. Window to the side. Open Oak staircase with half landing and landing window. Low voltage lighting. Open and vaulted ceiling but this has been designed to take a second floor. Double part glazed doors leading to:

Dining Room

11' 8" x 20' 0" (3.56m x 6.10m). Window to the rear and side. French doors to the rear. Low voltage lighting. Five up lighters and plinth lighting.

First Floor Landing

7' 5" x 7' 4" (2.26m x 2.24m).

Bedroom 2

10' 9" x 11' 7" (3.28m x 3.53m). Window to the rear. Low voltage lighting. Door leading to:

'Jack & Jill' Shower Room

5' 5" x 8' 0" (1.65m x 2.44m). Towel radiator. Fully tiled walls. Corner shower unit with mains shower. Wash hand basin. Mirror. Shaver socket. Low level WC.

Bedroom 3

2.79m x 2.67m (9' 2" x 8' 9") window to the front

Bedroom 1

12' 2" x 17' 10" (3.71m x 5.44m). Entrance corridor. Airing cupboard to the left housing a cylinder. Access to roof void with ladder. To the right hand side an en-suite shower room. Window to the front and the rear. Archway leading to a lovely large wardrobe cupboard. Second cupboard. French doors leading out onto a sun decked area with hot tub.

En-suite Shower Room

Concealed cistern with low level WC. Window to the rear. Various storage cupboards. Mirror. Display cabinets. Vanity unit. Towel radiator.

Outside

Woodview is accessed from the main A390 on the left with a combined entrance with Cuddra Aquatics. The lane splits to the left and provides access to Woodview. Most of the garden is to the front and side, the boundaries have not been erected at present, so it is possible to alter this by negotiation. There is plenty of parking for many vehicles and the property is particularly well hidden. To the rear is a level garden and this backs onto an area of wood land.