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CHY PONS, ST AUSTELL PRICE £475,000



FOR SALE A SPACIOUS & VERSATILE 4/5 BEDROOM DETACHED HOME IN ST AUSTELL. DISCOVER THIS EXCEPTIONAL DETACHED HOME, OFFERING SPACIOUS AND FLEXIBLE LIVING ACROSS THREE FLOORS, SET WITHIN AN EXCLUSIVE SMALL DEVELOPMENT ON THE WESTERN EDGE OF ST AUSTELL. WITH FOUR/FIVE BEDROOMS, THIS PROPERTY PRESENTS FANTASTIC POTENTIAL, INCLUDING THE OPPORTUNITY TO CREATE AN ANNEX ON THE LOWER GROUND FLOOR. A STANDOUT FEATURE IS THE LARGE TIMBER OUTBUILDING IN THE GARDEN, CURRENTLY USED AS A HOME OFFICE—PERFECT FOR REMOTE WORKING OR CREATIVE SPACE. THE BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN IS DESIGNED FOR RELAXATION AND ENTERTAINMENT, BOASTING PAVED SEATING AREAS, TIMBER DECKING, A LUSH LAWN, AND ATTRACTIVE SHRUB BORDERS. A RARE OPPORTUNITY TO OWN A VERSATILE AND WELL-LOCATED HOME.



The Property

For Sale a spacious & versatile 4/5 Bedroom Detached Home in St Austell Discover this exceptional detached home, offering spacious and flexible living across three floors, set within an exclusive small development on the western edge of St Austell. With four/five bedrooms, this property presents fantastic potential, including the opportunity to create an annex on the lower ground floor. A standout feature is the large timber outbuilding in the garden, currently used as a home office—perfect for remote working or creative space. The beautifully landscaped private rear garden is designed for relaxation and entertainment, boasting paved seating areas, timber decking, a lush lawn, and attractive shrub borders. A rare opportunity to own a versatile and well-located home

The accommodation comprising as follows Entrance porch, entrance hall, lounge, dining room, cloakroom, kitchen/breakfast room, integral garage, four bedrooms, second lounge, utility room, two en suite shower rooms, family bathroom and timber home office. The property has the benefit of gas central heating and attractive small paned double glazed windows.

St Austell, one of Cornwall's largest towns, is a vibrant and well-connected location known for its stunning coastline, rich history, and excellent amenities. Just a short distance away is the picturesque harbour village of Charlestown, a UNESCO-listed site famous for its historic tall ships, charming pubs, and scenic coastal walks. Nearby, the world-renowned Eden Project offers an unforgettable experience with its iconic biomes housing diverse plant life from around the globe. With beautiful beaches, excellent transport links, and a welcoming community, St Austell is a fantastic place to call home.

Room Descriptions

Entrance Porch

3.2m x 1.12m (10' 6" x 3' 8") Featuring a fully glazed door with side screens, this bright and welcoming space boasts a stylish tiled floor and recessed lighting. A convenient door provides direct access to the integral garage, adding to the home's practicality and ease of living.

Entrance Hall

A stylish half-glazed door and window welcome you from the porch into the bright hallway. With stairs leading to both the lower ground and first floors, this well-designed space offers seamless access throughout the home. A handy storage cupboard provides extra convenience, while a door leads directly to the cloakroom.

Lounge

4.97m x 4.628m (16' 4" x 15' 2") This inviting living space boasts a stunning feature fireplace with a living flame effect gas fire, complemented by a marble back and an elegant wooden surround. Natural light floods the room through two rear-facing windows and an additional side window, while recessed lighting with a dimmer switch allows you to create the perfect ambiance.

Integral garage

6.1m x 2.62m (20' 0" x 8' 7") The integral garage features a convenient electric roller door, a rear-facing window for natural light, and a spacious roof storage area. Fully equipped with power and lighting, it offers excellent functionality for parking, storage, or a potential workshop space.

Cloakroom

1.062m x 2.17m (3' 6" x 7' 1") This stylish cloakroom features a modern low-level WC, a wash hand basin with a convenient storage cupboard below, and a sleek shelved recess for added practicality. A towel radiator provides warmth and comfort, while a front-facing window and recessed lighting create a bright and welcoming space.

Kitchen/Breakfast room

3.49m x 3.87m (11' 5" x 12' 8") This beautifully designed kitchen benefits from a charming bay window to the front with a stylish breakfast bar. A generous worktop area offers ample room for white goods, while high-quality appliances include a built-in Miele dishwasher, a Neff five-ring gas hob with a sleek stainless steel extractor, and a Neff eye-level double oven. Thoughtfully designed storage features two pull-out larder units, a range of base and high-level cupboards, and a dedicated cupboard housing the wall-mounted Worcester gas boiler, supplying heating and hot water throughout. Finished with recessed lighting, this kitchen is both practical and elegant.

Dining Room

3.166m x 2.99m (10' 5" x 9' 10") An attractive bow window frames picturesque views of the beautifully landscaped rear garden and the stunning Gover Valley countryside, filling the space with natural light and a sense of tranquility.

Landing

A window to the front provides natural light, while access to the roof void offers additional storage options. The airing cupboard, housing the hot water tank, adds further practicality to this space.

Bedroom 1

3.93m x 4.67m (12' 11" x 15' 4") This room benefits from windows to both the front and side, allowing plenty of natural light. Recessed lighting provides a well-lit space, and a door leads to the en suite shower room for added convenience.

En Suite Shower Room

1.88m x 1.94m (6' 2" x 6' 4") The en suite features a tiled shower cubicle with a Mira Sport shower, a low-level WC, and a wash hand basin. The fully tiled walls add a sleek finish, while a towel radiator provides warmth. An extractor fan ensures ventilation, and a window to the side allows natural light.

Bedroom

4.23m x 3.0m (13' 11" x 9' 10") Max, This bedroom is bright and airy, with two windows to the rear offering lovely views of the surrounding area.

Bathroom

1.886m x 1.87m (6' 2" x 6' 2") The family bathroom is equipped with a panelled bath featuring a shower mixer tap, a low-level WC, and a wash hand basin. A towel radiator adds comfort, while an extractor fan and recessed lighting enhance the functionality and ambiance of the space.

Bedroom

3.0m x 3.6m (9' 10" x 11' 10") The room features recessed lighting, providing a bright and modern feel, along with a window to the front that fills the space with natural light.

Lower Ground Floor Hall

This space includes an under-stairs cupboard for added storage, along with a large walk-in storage cupboard featuring a light, shelving, and hanging space for maximum convenience and organization.

Bedroom

4.629m x 3.682m (15' 2" x 12' 1") max narrowing to 4.629m x 2.98m (15' 2" x 9' 9") This bedroom features double half-glazed doors with side windows, providing direct access to the rear patio.

En suite Shower Room

1.87m x 2.73m (6' 2" x 8' 11") The en suite is well-fitted with an extended vanity basin offering storage below, complemented by a feature tiled wall and a fitted mirror. It also includes a low-level WC, high-level storage, and a shower cubicle with an electric Triton shower. Additional features include an extractor fan and recessed lighting.

Utility Room

1.877m x 3.178m (6' 2" x 10' 5") The utility room features a ceramic tiled floor and a worktop with space and plumbing for both a washing machine and tumble dryer. It also includes a sink unit with storage underneath, a high-level cupboard for additional storage, and an extractor fan for ventilation. A half-glazed door leads to the rear.

Second Lounge

4.76m x 2.587m (15' 7" x 8' 6") The second lounge offers double part-glazed doors that open out to the rear, allowing natural light to flood the room and providing easy access to the outdoor space.

Timber Office

4.927m x 2.918m (16' 2" x 9' 7") The room is equipped with power, lighting, and an internet connection, making it perfect for a home office or extra living space. It features two sets of part-glazed French doors and a window to the front, allowing plenty of natural light. An electric heater ensures comfort throughout the year.

Outside

The property is accessed via a brick-paved driveway with space for up to three cars, complemented by a golden gravel garden area to the right. To the side of the property, a path with steps leads down to the rear garden. On the left of the garage, you'll find a screened bin store for convenience. The rear garden is beautifully enclosed and well-maintained, featuring a paved patio area with steps leading to a second timber patio. A lawn to the right side is framed by attractive shrub borders, and there's also a sizable, impressive home office. Additional practical features include an outside tap and power points.