

GROUND FLOOR
1318 sq.ft. (122.4 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 1611 sq.ft. (149.7 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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WEST ROSE, ST MEWAN, ST AUSTELL, CORNWALL PL26 7DR

PRICE £675,000



WEST ROSE ST MEWAN IS A DETACHED OLDER STYLE DORMER BUNGALOW WITH FOUR ACRES OF LAND BEAUTIFULLY LOCATED ALONG A COUNTRY LANE IN THIS SMALL VERY QUIET HAMLET YET ONLY A SHORT DRIVE TO ST AUSTELL TOWN AND ALL THE AMENITIES. THIS LOCATION OFFERS THE BEST OF BOTH WORLDS IN THE RESPECT THAT YOU ARE MOSTLY SURROUNDED BY COUNTRYSIDE YET ONLY 2 MILES FROM THE TOWN CENTRE.

THE PROPERTY ENJOYS TWO LEVEL PADDOCKS, WHICH COMBINED ADD UP TO THREE ACRES AND A LOVELY MATURE GARDEN WHICH EXTENDS TO APPROXIMATELY AN ACRE. COMPLETELY PRIVATE AND QUIET WITH VIRTUALLY NO PASSING TRAFFIC.

IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, HALL, FOUR BEDROOMS (TWO ON THE GROUND FLOOR, TWO ON

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.

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The Property

West Rose St Mewan is a detached older style dormer bungalow with Four acres of land beautifully located in this small very quiet hamlet yet only a short drive to St Austell town and all the amenities. This location offers the best of both worlds in the respect that you are mostly surrounded by countryside yet only 2 miles from the town centre.

The property enjoys two level paddocks, which combined add up to three acres and a lovely mature garden which extends to approximately an acre.

In brief the accommodation comprises of Entrance porch, hall, four bedrooms, (two on the ground floor, two on the first floor), bathroom, en suite shower and toilet, kitchen/breakfast room, utility room, lounge and second general living room. Outside garage and stable block.

West Rose originally started out as a detached bungalow and over the years has been extended at various times and now provides sizable 4 bedroom accommodation with two large reception rooms and kitchen/breakfast room. It is considered that the property might benefit from improvement and would very much be a worthwhile project.

It is extremely rare to find a property with land in the St Austell area, located so close to all the amenities and schools. There is huge potential for someone to redesign and improve the existing property and increase the number of outbuildings in the pursuit of any hobbies or interests.

Room Descriptions

Main Reception

22' 3" x 11' 10" (6.78m x 3.61m)
wood burner inset on slate hearth, radiator, double glazed window to the side, patio doors to the rear, low voltage lighting and double folding doors leading to main living room with 5 steps.

Living Room

13' 8" x 20' 0" (4.17m x 6.10m)
aluminium sliding patio doors to the front, nice high ceiling, double radiator, window to the side, through to small lobby.

Small Lobby

Which has a shower cubicle with Triton shower and to left low level W/C, wash hand basin and window to the front.

Bedroom 1

10' 7" x 10' 7" (3.23m x 3.23m)
window to the front, radiator.

Side Entrance Hallway

composite leaded light door, outside light and open way through to the hallway.

Hallway

Telephone point, radiator, and a bathroom.

Bathroom

7' 3" x 9' 3" (2.21m x 2.82m)
overall including archway through to W/C, shower cubicle, towel radiator, small window. Main section: shaver socket, window to the rear, partially tiled walls, panelled bath with mixer tap, low level W/C.

Bedroom 2

11' 0" x 10' 7" (3.35m x 3.23m)
range of fitted storage: two double wardrobes with storage lockers above, radiator, window to the side.

Utility Area/ Cupboard

Wall mounted boiler and shelving, small paned door leading to kitchen/ breakfast room.

Kitchen/ Breakfast Room

18' 3" x 12' 0" (5.56m x 3.66m)
radiator, range of wood effect fronted units, space and plumbing for a dishwasher, space for range oven with extractor above, larder unit, window to the rear and side, tiled splashback, breakfast bar area and French doors and side windows leading out to the patio area, door leading through to the utility.

Utility Room

11' 9" x 7' 6" (3.58m x 2.29m) with sink unit, window to the side, an electric convector heater, space and plumbing for washing machine and tumble drier and worktop, door leading out to the side patio area.

First Floor - Landing Area

Landing area with doors leading to cloakroom, and bedrooms.

Cloak Room

Low level WC, wash hand basin with independent water heater, door into roof space and window to the front.

Bedroom 3

10' 9" x 11' 8" (3.28m x 3.56m)
window to the front, eves storage cupboard.

Bedroom 4

10' 5" x 11' 7" (3.17m x 3.53m)
window to side, and rear, storage heater.

Garage

18' 7" x 10' 6" (5.66m x 3.20m)
two windows to the side, wooden doors to the front and personal door to rear.

Stable Block

11' 8" x 47' 0" (3.56m x 14.33m)
leading to 11'6 in the tack room in the stable. With hardstanding to the front, paddock which opens out to the adjoining paddock with wooden fencing.