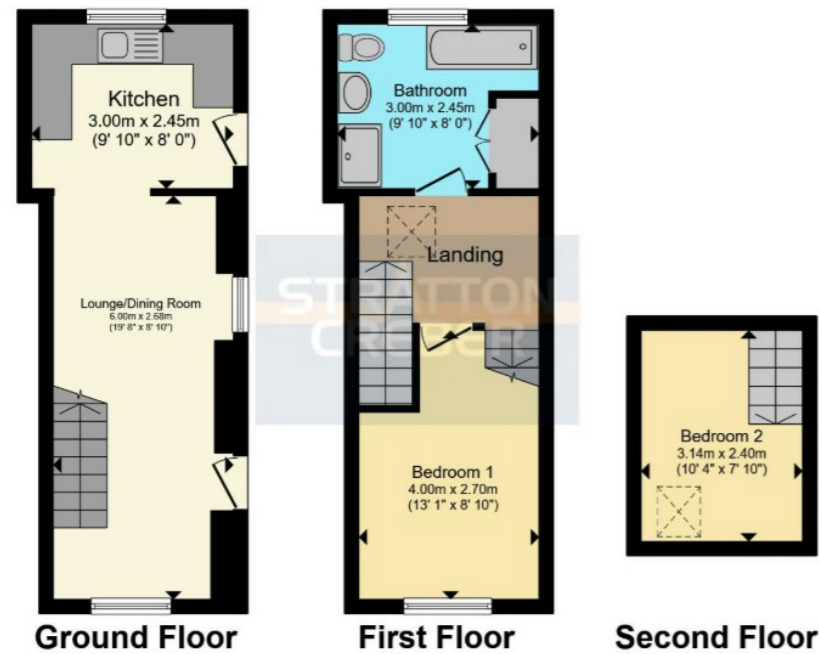
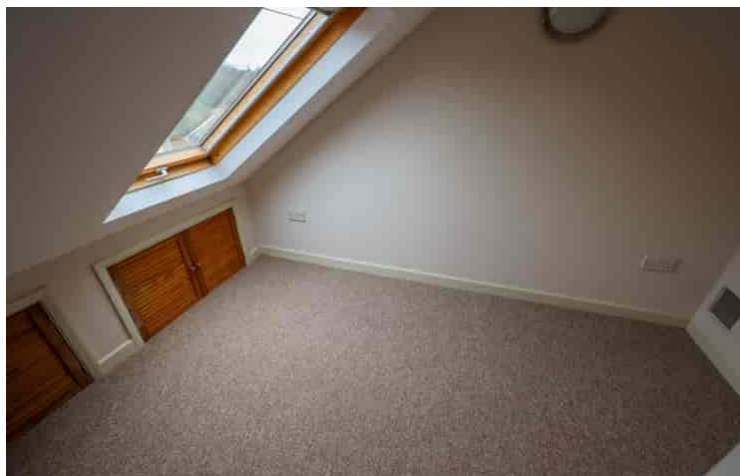


OLD COBBLERS SHOP COTTAGE, NANPEAN, ST AUSTELL

PRICE £129,950



Total floor area 54.9 sq.m. (591 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



OFFERED WITH NO ONWARD CHAIN, THIS DELIGHTFUL COTTAGE, FORMERLY THE COBBLERS SHOP FOR THE VILLAGE OF NANPEAN, PROVIDES CHARMING ACCOMMODATION. THE PROPERTY FEATURES AN OPEN-PLAN LOUNGE/DINING ROOM THAT FLOWS INTO A WELL-APPOINTED WOOD-EFFECT KITCHEN. THERE IS A SPACIOUS BATHROOM AND TWO COZY BEDROOMS. OUTSIDE, YOU'LL FIND A SMALL GRAVEL GARDEN. THE PROPERTY ALSO BENEFITS FROM UNDERFLOOR HEATING ON THE GROUND FLOOR AND PANEL RADIATORS ON THE UPPER FLOORS.

**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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## Room Descriptions

### Lounge/Dining Room

19' 5" x 8' 8" (5.92m x 2.64m) A large open plan room with a slate floor utilizing electric under floor heating, open tread stairs to the first floor, part glazed UPVC door to the side, window to the side and front, recessed lighting and five walls lights.

### Kitchen

8' 3" x 9' 7" (2.51m x 2.92m) Natural slate flooring with under floor heating, window to the rear, Fitted with a good range of units with wood effect fronts including a built in electric oven, hob and extractor above, tiled splashback.

### Landing

Velux double glazed roof light and space saving staircase to the 2nd floor bedroom.

### Bedroom 1

9' 4" x 8' 6" (2.84m x 2.59m) With two useful recessed areas one is shelved and the other offers hanging space, window to the front, low voltage lighting, telephone point, panel electric radiator.

### Bathroom

8' 0" x 9' 6" (2.44m x 2.90m) With window to the rear, panelled bath, low level W.C. wash hand basin, corner shower cubicle with an electric shower, tiled walls, downflow electric heater, roof access, low voltage lighting, airing cupboard with factory lagged hot water cylinder, space and plumbing for washing machine.

### Bedroom 2

8' 2" x 10' 3" (2.49m x 3.12m) Wall light on dimmer switch, Velux double glazed skylight, two eave storage cupboards.

### Outside

From the pavement there is a small pedestrian pathway leading to the side entrance door. This path continues to the rear of the property where there is an enclosed graveled garden area bounded by a stone wall and timber fencing to the opposite side.

## The Property

Offered with no onward chain, this delightful cottage, formerly the Cobblers Shop for the village of Nanpean, provides charming accommodation. The property features an open-plan lounge/dining room that flows into a well-appointed wood-effect kitchen. There is a spacious bathroom and two cozy bedrooms. Outside, you'll find a small gravel garden. The property also benefits from underfloor heating on the ground floor and panel radiators on the upper floors.

Nanpean, provides good day to day amenities including a village shop and a primary school. As you would imagine from the semi-rural setting there are some fantastic countryside walks right from your own doorstep. The neighbouring village of St. Stephen offers a comprehensive school and further day to day amenities while St. Austell, the main town of the area, is some five miles distance and offers more comprehensive shopping, schooling and public services as well as a mainline railway station and leisure centre.