

TREVARTHIAN ROAD, ST AUSTELL

PRICE £325,000



FOR SALE – STONE-BUILT CHARM SPACIOUS FOUR-BED SEMI IN A QUIET SPOT JUST MINUTES FROM TOWN. BAY-FRONTED LOUNGE, DINING ROOM, BREAKFAST ROOM, KITCHEN, UTILITY, LAWNED GARDENS, REAR PARKING, AND GARAGE/STORE. CHARACTER, SPACE, AND LOCATION — ALL IN ONE.

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.



The Property

This impressive semi-detached, stone-built four-bedroom house offers a perfect blend of character and convenience, nestled in a quiet location just a short stroll from the town centre. Designed for comfortable family living, the property features a welcoming entrance porch and hall, leading to a spacious lounge with a charming bay window, a formal dining room, a bright breakfast room, and a well-appointed kitchen. A separate utility room provides added practicality. Upstairs, four generously sized bedrooms are complemented by a family bathroom. The exterior boasts a beautifully maintained lawned garden at both the front and rear, along with the added benefits of rear parking and a garage/store. This delightful home is ideal for those seeking space, charm, and proximity to local amenities.

St Austell is a town located in the heart of Cornwall, known for its rich mining heritage and stunning natural surroundings. The town offers a mix of modern amenities and traditional charm, with a bustling town centre, shops, cafes, and restaurants. Just a short distance from St Austell is Charlestown, a picturesque coastal village famous for its historic harbour and Georgian architecture. Charlestown is home to several tall ships, making it a popular spot for visitors and a unique setting for film and TV productions. With its beautiful coastline, nearby beaches, and the scenic Eden Project close by, St Austell and Charlestown provide a perfect blend of convenience, history, and natural beauty.

Room Descriptions

Entrance Porch

Welcoming you with a panelled composite door, a charming mosaic tiled floor, and an elegant half-glazed stained glass door leading into the main hall.

Hall

Featuring a charming mosaic tiled floor and a staircase leading to the first floor, the space is further enhanced by a half-glazed door that opens into the bright and inviting breakfast room.

Living Room

11' 8" x 12' 3" (3.56m x 3.73m) Plus the bay window. The lounge features a beautiful bay window, an open fireplace with a raised hearth, three wall lights, and the original cornice and ceiling moulding, adding to the home's timeless character.

Dining Room

11' 6" x 11' 6" (3.51m x 3.51m) Window to the rear.

Breakfast Room

9' 3" x 10' 9" (2.82m x 3.28m) Featuring a charming half-glazed door and a window to the side, this space is bathed in natural light. It boasts a delightful window seat perfect for relaxation and an under-stairs cupboard equipped with lighting for added convenience.

Kitchen

9' 3" x 7' 3" (2.82m x 2.21m) Step into this stylish kitchen through a half-glazed door, complemented by a side window that brings in plenty of natural light. The space is beautifully finished with an elegant range of white and grey-fronted units and equipped with modern appliances, including an electric oven, hob, and a sleek stainless steel extractor.

Utility Room/second Kitchen area

11' 8" x 9' 8" (3.56m x 2.95m) This space seamlessly connects to the kitchen through an open doorway and boasts a durable ceramic tiled floor. It features a practical UPVC half-glazed door and window leading to the rear, filling the area with natural light. The well-designed layout includes a sink unit with storage beneath, space and plumbing for both a washing machine and dishwasher, as well as additional base units for all your storage needs.

Landing

The staircase rises from the ground floor to a charming half-landing, where it elegantly splits to the front and rear. The rear section leads to the bathroom. The main landing area is enhanced by a window to the front, filling the space with natural light, and features stairs leading gracefully to the second floor.

Bathroom

11' 6" x 9' 3" (3.51m x 2.82m) This bathroom features a window to the side and a striking large corner bath with a shower mixer attachment, perfect for unwinding. The walls are fully tiled for a sleek finish, while the tiled floor adds practicality and style. The space includes two side windows, a low-level W.C., and a modern porcelain wash hand basin with a stainless steel finish. Additionally, it boasts a corner shower cubicle equipped with body jets and a shower head, as well as a louvred door leading to the airing cupboard. Illuminated by a fluorescent light, this bathroom is both functional and elegant.

Bedroom 1

11' 10" x 10' 10" (3.61m x 3.30m) Two windows to the front, some original corning.

Bedroom 2

11' 5" x 10' 10" (3.48m x 3.30m) Window to the rear.

Second Floor Landing

With door leading into the rear roof space and door leading into the front cupboard, plus bedroom 3 and four.

Bedroom 3

11' 3" x 11' 0" (3.43m x 3.35m) Window to the rear, access to the roof space.

Bedroom 4

11' 0" x 12' 2" (3.35m x 3.71m) Window to the front.

Stone Outbuilding

8' 7" x 14' 0" (2.62m x 4.27m) Double timber doors.

Outside

From the charming stone wall that defines the front boundary, a pathway welcomes you to the front door, accompanied by a gently sloping lawned garden. Rear access is conveniently provided via a shared vehicular and pedestrian lane to the left-hand side. To the side of the property, you'll discover an enclosed gravelled courtyard seating area—perfect for outdoor relaxation. Further back, there's a crazy-paved parking area leading to a characterful stone outbuilding. Beyond this, a lawned garden unfolds, complete with steps that guide you to an additional elevated lawned area, offering versatility and outdoor charm.