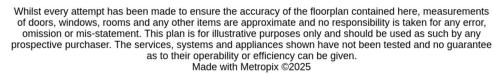







1ST FLOOR



PRICE £190,000



6, Vicarage Hill, St Austell, Cornwall, PL25 5PL
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The Property

For sale a charming terraced cottage perfectly situated close to local shops and schools, with the renowned village of Charlestown just around the corner. Here, you can enjoy a vibrant selection of restaurants and pubs, all set against the stunning backdrop of 18th-century architecture and a picturesque Georgian harbour. This deceptively spacious home offers a warm and inviting atmosphere. The entrance porch leads into a cozy lounge, featuring an open fireplace and exposed beamed ceilings that create a charming focal point.

The well-appointed kitchen/dining room provides a great space for cooking and entertaining, while the bathroom is conveniently located with modern fittings. Heating is provided via a gas central heating system. Upstairs, there are two generously sized double bedrooms, along with a walk-in storage room offering additional space and organization. Outside, the property boasts a charming stone outbuilding, an open store, and a large rear garden, providing fantastic outdoor potential. A rare opportunity to own a character-filled home in a sought-after location.

A short distance from St Austell, with a wealth of amenities, including supermarkets, shops, schools, and leisure facilities. The town also offers excellent transport links, with a mainline railway station providing connections to Truro, Plymouth, and beyond. For nature lovers and outdoor enthusiasts, the world-famous Eden Project is just a short drive away. This iconic attraction, featuring stunning biomes and beautiful gardens, offers a unique experience year-round and is perfect for family days out or peaceful walks in a breathtaking setting. With its close proximity to the stunning Cornish coastline and picturesque countryside, St Austell is an ideal location for those seeking both convenience and natural beauty.

Room Descriptions

Entrance Porch

4' 2" x 3' 2" (1.27m x 0.97m) With door leading into the kitchen/dining room.

Kitchen/Dining Room

20' 5" x 10' 0" (6.22m x 3.05m) plus deep recess. A front-facing window and two rear windows provide plenty of light. The room features stairs leading to the first floor, as well as access to the rear lobby, which includes a door to the rear courtyard and another to the bathroom. The kitchen is equipped with a sink unit, a built-in oven, a hob, and an extractor fan.

Lounge

12' 3" x 9' 10" (3.73m x 3.00m) max Featuring a natural slate open fireplace and an open beamed ceiling, this charming space also benefits from a front-facing window, allowing plenty of natural light to enhance its warm and inviting atmosphere.

Bathroom

8' 5" x 6' 8" (2.57m x 2.03m) Fitted with a white suite comprising of a panelled bath with shower over, low level W.C. wash hand basin, built in cupboard with louvered door housing a gas fired boiler supplying radiators and hot water. With rear facing window.

Bedroom 1

11' 5" x 9' 4" (3.48m x 2.84m) This room features a front-facing window and includes a built-in wardrobe cupboard for added storage space.

Bedroom 2

12' 5" x 8' 6" (3.78m x 2.59m) Window to the front.

Store Room

7' 10" x 5' 7" (2.39m x 1.70m)

Outside

At the rear of the property, you'll find a small courtyard with a charming stone outbuilding. Steps lead up to a spacious garden, primarily laid to lawn, offering plenty of outdoor space. The south-facing rear garden provides excellent conditions for growing, making it perfect for those with a green thumb or anyone looking to enjoy the outdoors in a sunny setting..