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> GROUND FLOOR 605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR 277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any other items are approximate and no responsibility is taken for any enror, 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 operatibility or efficiency can be given.





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.













# HOLMBUSH ROAD, ST AUSTELL, CORNWALLPL25 3LQ PRICE £285,000









A CHARMING MID TERRACED CHARACTER COTTAGE ORIGINALLY FORMING PART OF THE CHARLES RASHLEIGH ESTATE, THE MAN RESPONSIBLE FOR BUILDING THE HARBOUR AT CHARLESTOWN. THIS DELIGHTFUL COTTAGE IS CONVENIENTLY SITUATED CLOSE TO THE MAIN SHOPS AND SCHOOLS AND CHARLESTOWN VILLAGE AND HARBOUR ONLY A FEW MINUTES WALK AWAY.

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# The Property

A charming mid terraced character cottage originally forming part of the Charles Rashleigh estate, the man responsible for building the harbour at Charlestown. This delightful cottage is conveniently situated close to the main shops and schools and Charlestown village and harbour only a few minutes walk away.

The accommodation in brief comprises of an Entrance hall with a slate flagstone floor, cosy lounge with fireplace and open beamed ceilings, a rustic kitchen/dining room with exposed timbers and a vaulted ceiling leading to a covered utility style area steps leading to a timber garden room, charming bathroom and to the first floor three bedrooms.

The property features an air source heat pump system and Photovoltaic solar roof panels for increased efficiency.

Plenty of parking is provided to the front portion of the drive and then gated access to the front garden which is level, lawned and has a variety of bushes. The rear is approached from the garden room.

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# **Room Descriptions**

# **Entrance Hall**

With attractive part glazed timber door with wrought ironwork detail leading into the entrance hall, with a slate flag stone floor, open beamed ceiling, stairs to the first floor with under stairs cupboard, central heating control.

### Bathroom

10' 3" x 5' 4" (3.12m x 1.63m) Minimum, this is such a feature rich room, with a display plinth cut into the wall with a slate top and wooden lintel over, with small bay window to the front and window to rear, two wall mounted lights, partially tiled walls, some wooden glazed cabinets and an impressive wash hand basin set in a wooden cabinet with cupboards and plenty of space for products, a P shaped bath with shower screen, Victorian style taps and two shower heads fed from the mains hot water supply. A wooden cupboard neatly conceals the hot water tank.

## Lounge

12' 8" x 11' 10" (3.86m x 3.61m)
Three wall lights, small paned
Upvc window with deep sill forming
a window seat, open fireplace with
partly exposed stonework and
wood burner inset, large wooden
lintel, open beamed ceiling.

# Kitchen/dining room

19' 3" x 7' 10" (5.87m x 2.39m) An impressive room with a pitched ceiling and exposed timbers, window to the rear and a hardwearing ceramic tiled floor, good range of modern units, RCD unit, wall mounted inverter for the photovoltaic solar panels, space for cooker and under unit lighting, space and plumbing for dishwasher, stable door leading to a rear utility room.

# **Utility Room**

11' 4" x 6' 4" (3.45m x 1.93m) With has a large sky light and a tiled floor, steps leading to a garden room, door leading to a potential shower room, space and plumbing for washing machine.

# **Garden Room**

11' 0" x 11' 3" (3.35m x 3.43m) Of timber construction with glazed doors to the garden.

## Landing

Featuring a small stained glass window looking into the kitchen/dining room.

# Bedroom 2

12' 3"  $\times$  5' 9" (3.73m  $\times$  1.75m) With small paned window to the front.

### Bedroom 3

7' 6" x 8' 9" (2.29m x 2.67m) Maximum, window to the front.

### Bedroom 1

12' 0" x 9' 7" (3.66m x 2.92m) Window to the front.

# Outside

To the front there is plenty of parking for a least three cars and a gate leading to an enclosed garden laid to lawn with some mature bushes. The rear garden is slightly raised and accessed from the garden room.