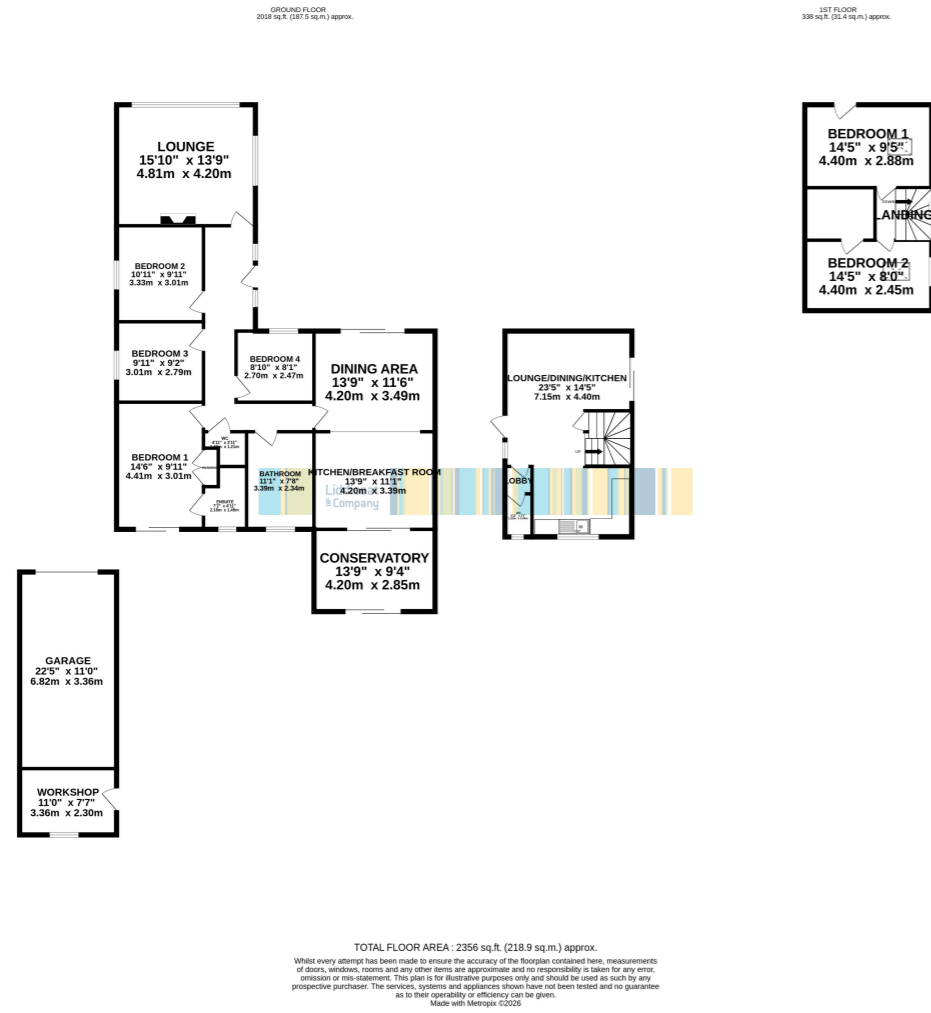


BOSCUNDE CLOSE, ST AUSTELL

PRICE £550,000



FOR SALE WITH NO ONWARD CHAIN, THIS UNIQUE DETACHED FOUR-BEDROOM BUNGALOW COMES COMPLETE WITH A SEPARATE TWO-BEDROOM HOLIDAY HOME —PERFECT FOR MULTI-GENERATIONAL LIVING OR INCOME POTENTIAL. TUCKED AWAY IN A QUIET CUL-DE-SAC WITHIN AN EXCLUSIVE SMALL DEVELOPMENT ON THE SOUGHT-AFTER SOUTHERN FRINGE OF TREGREHAN VILLAGE, THE PROPERTY ENJOYS BOTH PRIVACY AND CONVENIENCE, WITH ST AUSTELL AND THE POPULAR COASTAL DESTINATIONS OF PAR, CARLYON BAY AND CHARLESTOWN ALL WITHIN APPROXIMATELY A MILE, THE EDEN PROJECT IS ALSO NEARBY.

PLEASE NOTE THE VENDOR IS CURRENTLY APPLYING FOR FULL RESIDENTIAL USE FOR THE HOLIDAY HOME.

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

Beautifully presented and generously proportioned, the main bungalow offers versatile living throughout. The accommodation briefly comprises a welcoming entrance hall, a charming lounge with open fireplace, and a stylish kitchen/breakfast room recently refitted with quality units and quartz work surfaces, flowing seamlessly into a dining area—ideal for modern family life and entertaining. There is also a cloakroom, a light-filled conservatory, four well-sized bedrooms, a contemporary en suite shower room, and a spacious, well-appointed family bathroom with separate shower.

The detached holiday home provides excellent additional accommodation or income potential, featuring a superb open-plan living space incorporating kitchen, lounge and dining areas, a cloakroom WC, two double bedrooms, and a Jack and Jill bathroom.

Externally, the bungalow is set within mature, level gardens with a generous lawn to the front and side, offering a high degree of privacy, along with a side patio perfect for outdoor dining. To the rear is a low-maintenance courtyard garden. The holiday home benefits from its own separate vehicular access, dedicated parking, and a gravelled amenity area—ideal for guests or independent use.

Further benefits include gas-fired central heating and uPVC double glazing to the main residence, while the holiday home is equipped with a modern air conditioning system providing both heating and cooling for year-round comfort.

The bungalow also has the benefit of photovoltaic solar panels to reduce running costs.

Room Descriptions

Entrance Hall

A charming entrance is provided via a part-glazed leaded light door with an attractive stained glass side screen, leading into a welcoming space with low-voltage lighting and an air recirculation unit.

The cloakroom is well-appointed with a low-level WC and wash hand basin, complemented by tiled walls and flooring, along with a useful storage cupboard. A large roof hatch with ladder access provides easy entry to the loft space, offering excellent additional storage, which also houses the gas combination boiler, this supplies radiators and hot water.

Lounge

4.8m x 4.25m (15' 9" x 13' 11") A beautifully presented reception room featuring an attractive oak-style wide plank floor and a characterful open fireplace with inset wood burner, set on a ceramic tiled hearth with a timber surround—creating a warm and inviting focal point. Natural light pours in through a large leaded light window to the front, complemented by a further side window.

Bedroom

3.0m x 3.34m (9' 10" x 10' 11") Window to the side.

Bedroom/Study

2.7m x 2.49m (8' 10" x 8' 2") Window to the front.

Bedroom

3.0m x 2.78m (9' 10" x 9' 1") Window to the side.

Bedroom

2.96m x 4.41m (9' 9" x 14' 6") Featuring sliding uPVC doors opening directly onto the rear garden, this room enjoys a wonderful connection to the outdoors. A built-in wardrobe cupboard provides practical storage, while a door leads through to the en suite shower room.

En Suite Shower room

Appointed with a tiled floor and partially tiled walls, the en suite features a built-in mains shower with dual shower heads. Additional highlights include low-voltage lighting, an extractor fan, wash hand basin, low-level WC, and a rear-facing window. A fitted medicine cabinet and heated towel radiator complete this space.

white suite featuring a tiled floor and an elegant freestanding roll-top bath with floor-mounted mixer tap and shower attachment. The space also includes a low-level WC, a stylish vanity basin, and a generous walk-in shower with mains-fed system and dual shower heads.

Kitchen/breakfast and dining area.

Dining Area 4.2m x 3.49m (13' 9" x 11' 5") The dining area enjoys patio doors opening onto the front garden, along with a ceramic tiled floor and low-voltage lighting. It is partially divided from the kitchen/breakfast room,

Kitchen/Breakfast Area 4.2m x 3.39m (13' 9" x 11' 1") which has been beautifully refitted with an extensive range of units featuring woodgrain-effect fronts and complementary quartz work surfaces. At the heart of the kitchen is a striking island unit, offering both seating and additional storage—perfect for casual dining and socialising. High-quality integrated appliances include a fridge and freezer, six-ring gas hob, Neff extractor, double oven, dishwasher, and washing machine. Sliding patio doors lead through to the conservatory, while a skylight above enhances the sense of light and space.

Conservatory

4.2m x 2.85m (13' 9" x 9' 4") With sliding door to the rear, pitched roof.

Garage

5.729m x 2.9m (18' 10" x 9' 6") With metal up and over door, two windows to the side, power and light connected, door to the workshop.

Workshop

2.444m x 2.9m (8' 0" x 9' 6") door to the side, windows to the side and rear.

Detached Holiday Home

7.15m x 4.4m (23' 5" x 14' 5") overall, with full glazed leaded light door and side screen leading into the living room area, with a door to a small lobby which in turn leads to a Cloakroom/W.C. Turning stairs to the first floor and under stairs storage cupboard with hot water cylinder, French leaded light doors leading to a rear gravelled amenity area, window to the front. Wall mounted Worcester air con/heater unit.

Kitchen Area/Dining Area

Fitted with a range of wood fronted units and butchers block style work top units, built in

washing machine, built in oven with ceramic hob unit above, leaded light window to the front.

Landing

With window to the front.

Bedroom 1

4.4m x 2.88m (14' 5" x 9' 5") With skylight window, full glazed door with steps leading to the ground floor, door to the en suite bathroom.

Bedroom 2

4.4m x 2.45m (14' 5" x 8' 0") Window to the front and roof skylight. Door to the bathroom.

Bathroom

With panelled bath, electric shower over, low level W.C. wash hand basin, towel radiator. Fully tiled walls and floor.

Outside

The property is approached via a brick-paved driveway, which extends along the right-hand side and provides direct access to the garage. To the left of the garage, a gated entrance leads into a private, courtyard-style rear garden.

The principal garden lies to the front left and side of the property, where the main entrance is also located. It is mainly laid to lawn and features a variety of mature shrubs. A paved patio offers space for outdoor seating, with a gated pathway leading to a further patio area that serves the holiday cottage and also provides access to the bungalow's rear garden.

To the rear, there is a raised patio with a short flight of steps leading down to a natural gravelled garden, from which there is access to the side of the garage. The gardens to the front, side, and rear all enjoy a good degree of privacy.

The holiday home benefits from its own separate access from the main road, along with independent parking and a gravelled area.