

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.  
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## TOLLGATE COTTAGE, BODMIN ROAD, ST AUSTELL

PRICE £235,000



**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.

**THIS TRULY ENCHANTING LISTED COTTAGE, STEEPED IN HISTORY AS THE FORMER TOLL HOUSE FOR TRAVELLERS ENTERING ST AUSTELL, EXUDES TIMELESS CHARM. THE DELIGHTFUL ACCOMMODATION INCLUDES A WELCOMING MAIN LOUNGE, A COZY DINING ROOM, A NEWLY FITTED WELL-APPOINTED KITCHEN, TWO SPACIOUS DOUBLE BEDROOMS, AND A GENEROUSLY SIZED RECENTLY UPDATED BATHROOM. OUTSIDE, THE PROPERTY BOASTS A LARGE ELEVATED GARDEN, PERFECT FOR ENJOYING THE OUTDOORS, AS WELL AS A CONVENIENT SMALL PARKING SPACE. BENEFITING FROM GAS CENTRAL HEATING, THIS CHARACTERFUL HOME IS IDEALLY LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, MAKING IT A PERFECT BLEND OF HERITAGE AND MODERN CONVENIENCE.**





### The Property

This truly enchanting listed cottage, steeped in history as the former toll house for travellers entering St Austell, exudes timeless charm. The delightful accommodation includes a welcoming main lounge, a cozy dining room, a well-appointed newly fitted kitchen, two spacious double bedrooms, and a generously sized recently updated bathroom. Outside, the property boasts a large elevated garden, perfect for enjoying the outdoors, as well as a convenient small parking space. Benefiting from gas central heating, this characterful home is ideally located within easy walking distance of the town centre, making it a perfect blend of heritage and modern convenience.

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 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 provides convenience, history, and natural beauty.

### Room Descriptions

#### Lounge

3.66m x 3.96m (12' 0" x 13' 0") Step into this truly delightful room, brimming with character and charm. Its striking Gothic-style windows and arched part-glazed door create an atmosphere of timeless elegance. The unique five-sided layout is centered around a slate open fireplace with traditional wood burner inset, offering both warmth and a captivating focal point. The room features exposed beamed ceilings and convenient access to the dining room through a connecting door. Additional highlights include wall lights, a radiator, and a telephone point, making this a cozy and characterful space to enjoy.

#### Dining Room

11' 3" x 9' 2" (3.43m x 2.79m) This space features a side-facing window that invites natural light. It includes a door leading to the staircase, two convenient storage cupboards, and a radiator for added comfort. A doorway also provides seamless access to the kitchen, enhancing the functionality of the layout.

#### Kitchen

2.57m x 2.51m (8' 5" x 8' 3") This space is newly fitted with light Grey and Navy wood effect base units and high level cupboards, combining elegance and functionality. It boasts plumbing for a washing machine, designated space for an oven, an extractor canopy, and room for a fridge/freezer. It features an attractive tiled splashback that adds a stylish touch, along with a built-in dishwasher and an extractor fan for added convenience. The charming open-beamed ceiling brings character and warmth. The charming stable door to the rear, adds character and convenient access. A rear-facing window brings in natural light, while a radiator ensures year-round comfort.

#### Landing

This unique split staircase design offers a practical layout, with one section leading to the bedrooms for restful privacy, and the other providing direct access to the bathroom for added convenience. A thoughtful feature that enhances both functionality and flow within the home!

#### Bedroom 1

3.96m x 3.66m (13' 0" x 12' 0") This space features two stunning Gothic-style windows at the front. The open-beamed ceiling adds a touch of rustic elegance, while the radiator ensures a cozy and comfortable atmosphere. A truly captivating room.

#### Bedroom 2

2.84m x 2.97m (9' 4" x 9' 9") This space features a rear-facing window and includes a radiator for added comfort. Fitted double wardrobe, offering ample space to neatly store clothing and essentials.

#### Shower Room

2.64m x 2.57m (8' 8" x 8' 5") This shower room is fitted with a three-piece suite, featuring a large shower enclosure with an electric shower overhead, a vanity unit with a cupboard below for added storage, and a low-level concealed cistern W.C. Wall mounted gas fired boiler. A towel radiator ensures comfort, while the rear-facing window allows natural light into the space. Fitted cupboard.

#### Garden

Outside, to the side of the property, you'll find a convenient concrete parking area alongside a gate providing access to the side and rear. Steps lead up to an inviting raised patio area, with further steps leading to an expansive garden, with a variety of shrubs, offering a delightful outdoor retreat. Within the garden we have a large double glazed cabin 14' 0" x 10' 0" (4.27m x 3.05m), home office or quiet garden room, ideal for relaxation.