

4 CASTLE VIEW, ST DENNIS, ST AUSTELL, CORNWALL PL26 8BZ

PRICE £235,000



FOR SALE A DELIGHTFUL END TERRACED OLDER STYLE WELL PROPORTIONED TWO BEDROOM HOUSE ATTRACTIVELY POSITIONED ON THE OUTSKIRTS OF THIS POPULAR VILLAGE OVERLOOKING OPEN FIELDS TO THE FRONT AND BACKING ONTO FARMLAND. THIS PROPERTY OFFERS EXTENSIVE VIEWS TOWARDS THE NORTH COAST AND THE ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, LARGE OPEN PLAN LOUNGE WITH OPEN FIREPLACE LEADING TO THE DINING AREA, NEWLY FITTED KITCHEN, TWO DOUBLE BEDROOMS AND BATHROOM. THE PROPERTY ALSO BENEFITS FROM A LARGE REAR GARDEN WITH TWO SHEDS AN OPEN STORE AND LARGE BLOCK BUILT OUTBUILDING.

**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.

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

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933



### The Property

For sale a delightful end terraced older style well proportioned two bedroom house attractively positioned on the outskirts of this popular village overlooking open fields to the front and backing onto farmland. This property offers extensive views towards the north coast and the accommodation comprises of entrance lobby, large open plan lounge with open fireplace leading to the dining area, newly fitted kitchen, two double bedrooms and bathroom. The property also benefits from a large rear garden with two sheds an open store and large block built outbuilding.

Internally heating is provided via an oil fired boiler and the windows and doors are UPVC.

For those seeking a larger older property with a rural outlook and position this property is definitely worth viewing compared to its modern estate counterpart.

### Room Descriptions

#### Entrance Hall

With part glazed UPVC door to the hall, meter cupboard, stairs to the first floor.

#### Lounge

12' 2" x 9' 0" (3.71m x 2.74m)  
Window to the front and window seat with open views extending to the North coast, open fireplace with wood burner inset and slate hearth. arch leading to the dining room.

#### Dining room

10' 10" x 13' 0" (3.30m x 3.96m)  
into the recess. part glazed folding door to the under stairs cupboard, shelved recess to one side of the chimney breast and storage to the other side. two low voltage ceiling lights, door through to the kitchen.

#### Kitchen

15' 9" x 6' 0" (4.80m x 1.83m) This has just been refitted with a range of coloured wood effect fronted units, marble effect worktop and tiled splashback, space and recess for American style fridge/freezer, one and a half bowl sink unit. Space for oven with extractor above, space and plumbing for washing machine and dishwasher, an excellent amount of base units and high level cupboards, window and full glazed door to the rear. Hardwearing tiled floor.

#### Landing

Folding doors to the airing

#### Shower Room

8' 5" x 6' 3" (2.57m x 1.91m) With window to the front, a fully boarded vinyl finished wall covering, large double shower, mains shower with two shower heads, low level WC and wash hand basin.

#### Bedroom 1

11' 5" x 9' 0" (3.48m x 2.74m)  
Window to the front with great open views across open fields extending to the North coast.

#### Bedroom 2

10' 6" x 8' 9" (3.20m x 2.67m)  
Fitted with a range of wardrobe cupboards and drawer unit, bedside table, window to the rear.

#### Shed

10' 3" x 8' 0" (3.12m x 2.44m) With power and light, oil fired boiler. There is an open log store which also houses the oil tank and a further timber shed.

#### Outside

To the front is an open raised garden area and to the side a parking area which has access to a gate leading to the rear of the property. Please note that there is a pedestrian access to the rear of the property enjoyed by the neighbour. The rear garden area has a timber decked patio which then leads to a large lawn and leading on from this a two tiered patio finished in slate, beyond this a block built outbuilding which could be used for a variety of purposes. 17' 3" x 14' 6" (5.26m x 4.42m)