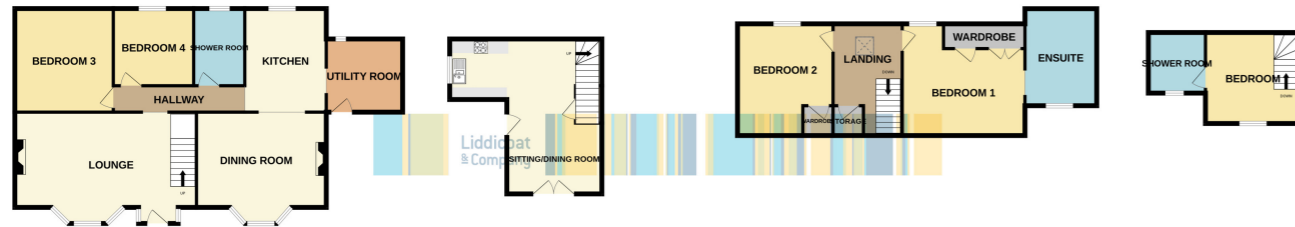


GROUND FLOOR
1278 sq.ft. (118.8 sq.m.) approx.

1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.3 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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BOSCUNDLE CLOSE, ST AUSTELL

PRICE £725,000



FOR SALE A DECEPTIVELY SPACIOUS DETACHED DORMER-STYLE HOUSE FEATURING FOUR BEDROOMS, ALONG WITH A SEPARATE ONE-BEDROOM DETACHED ANNEX, IDEAL FOR A HOLIDAY LET OR ADDITIONAL FAMILY ACCOMMODATION. THE PROPERTY IS LOCATED IN A PEACEFUL, NON-ESTATE AREA OF A HIGHLY SOUGHT-AFTER VILLAGE, CONVENIENTLY SITUATED BETWEEN ST AUSTELL AND PAR. THE MAIN HOUSE INCLUDES A LOUNGE, SEPARATE DINING ROOM, KITCHEN, UTILITY ROOM, SHOWER ROOM, AND FOUR BEDROOMS—TWO ON THE GROUND FLOOR AND TWO ON THE FIRST FLOOR—ALONG WITH A LARGE EN-SUITE BATHROOM. THE ANNEX OFFERS A LOUNGE WITH DINING AREA, A WELL-EQUIPPED KITCHEN, A BEDROOM, AND A SHOWER ROOM. OUTSIDE, THERE IS AMPLE PARKING WITH AN IN-AND-OUT DRIVEWAY, AND THE PROPERTY BENEFITS FROM BOTH A FRONT GARDEN AND AN ENCLOSED PRIVATE REAR GARDEN.

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.

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The Property

For sale a deceptively spacious detached dormer-style house featuring four bedrooms, along with a separate one-bedroom detached annex, ideal for a holiday let or additional family accommodation. The property is located in a peaceful, non-estate area of a highly sought-after village, conveniently situated between St Austell and Par. The main house includes a lounge, separate dining room, kitchen, utility room, shower room, and four bedrooms—two on the ground floor and two on the first floor—along with a large en-suite bathroom. The annex offers a lounge with dining area, a well-equipped kitchen, a bedroom, and a shower room. Outside, there is ample parking with an in-and-out driveway, and the property benefits from both a front garden and an enclosed private rear garden.

Boscundle, Tregrehan, is a tiny hamlet of properties including the impressive Boscundle Manor Hotel. The surrounding area is perfect for exploring Cornwall's stunning natural scenery, with nearby beaches, coastal paths, and charming villages adding to the allure of Boscundle Tregrehan. It is just a few miles to the east of St Austell offering a range of larger town amenities including mainline railway station. The coastal town of Par is just over three miles away. While in rural surrounds number 9 backs onto a small wooden copse.

Room Descriptions

Lounge

22' 3" x 11' 6" (6.78m x 3.51m) With French doors and windows either side, hardwood timber floor, bay window to the front overlooking the garden, 2 wall lights. Open tread stairs to the first floor with glass balustrade, lights on dimmer switch, open fireplace with slate hearth and woodburner. Archway through to the inner hall.

Inner Hall

With wooden flooring.

Bedroom

12' 10" x 10' 8" (3.91m x 3.25m) With bay window to the side garden. fitted double wardrobe cupboard.

Bedroom 4

9' 0" x 9' 6" (2.74m x 2.90m) With window to the rear.

Bathroom

9' 6" x 6' 6" (2.90m x 1.98m) Shower Room enjoying a tiled floor and matching tiled walls, the modern suite comprises of a concealed cistern W.C. vanity unit with mixer tap and storage below, walk in shower with glass screen and waterfall shower and secondary shower head, low voltage lighting, extractor fan and window to the rear.

Dining Room

11' 6" x 15' 0" (3.51m x 4.57m) With a wooden floor, bay window to the front, low voltage lighting, fireplace with slate hearth housing a woodburner, shelved recess, picture rail, archway through to the kitchen.

Kitchen

12' 10" x 10' 0" (3.91m x 3.05m) Very well fitted with a good range of high gloss base units and high level cupboards, two built in ovens with gas hob unit and extractor above, built in dishwasher, fridge/ freezer, low voltage lighting, window to the rear, doorway through to the utility room.

Utility Room

9' 3" x 8' 10" (2.82m x 2.69m) Fitted with wall mounted Baxi gas fired boiler supplying radiator and hot water. Window to the rear. Worktop area with space and plumbing for washing machine and tumble dryer, base storage unit, half glazed door to the front, window to the side, pantry, extractor fan.

Landing

9' 9" x 8' 3" (2.97m x 2.51m) Built in shelved storage cupboard, velux skylight.

Bedroom 2

11' 10" x 13' 10" (3.61m x 4.22m) Low voltage lighting, window to the front.

Bedroom 1

14' 5" x 13' 4" (4.39m x 4.06m) Fitted with a range of wardrobes, eaves storage, doorway leading through to the en suite bathroom.

En suite bathroom

8' 6" x 12' 0" (2.59m x 3.66m) Very attractive tiled floor and half tiled walls, stand alone bath with fluted tap and shower head, vanity unit with ceramic bowl, mixer tap, low level W.C. large window to the front, low voltage lighting, extractor fan.

Annex Kitchen

8' 3" x 7' 4" (2.51m x 2.24m) Well fitted with base units and high level cupboards, built in double oven, gas hob unit and extractor, Baxi wall mounted gas boiler, space and plumbing for washing machine, built in fridge, some glazed high level cupboards, window to the side.

Lounge/Dining Room

18' 9" x 11' 10" (5.71m x 3.61m) With stairs to the first floor, under stairs storage, French doors leading to a timber porch to the front, the lounge walls are attractively finished with wooden timber panelling.

Bedroom

11' 10" x 11' 0" (3.61m x 3.35m) With window to the front, door leading to the en suite shower room. low voltage lighting, dimmer switch.

Shower Room

7' 4" x 6' 0" (2.24m x 1.83m) With P shaped bath with shower screen, mains shower with two shower heads, low level W.C. vanity unit with ceramic bowl, window to the side.

Outside

The property is approached via a small lane and has a gated entrance to a gravelled driveway which then opens out to form a generous parking area which then turns to the right to exit the property. There is an area to the front which is just being landscaped at present. To the side is a useful store which then leads to the rear. There is a level lawned area to the rear and is completely private with a useful block built shed. To the right hand side a pleasant patio seating area which also leads up to the annex. In front of the annex is a small timber patio.