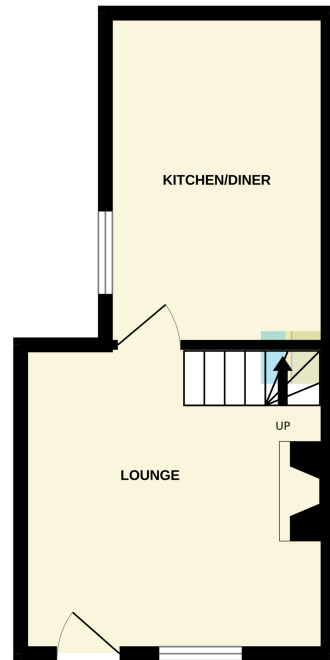
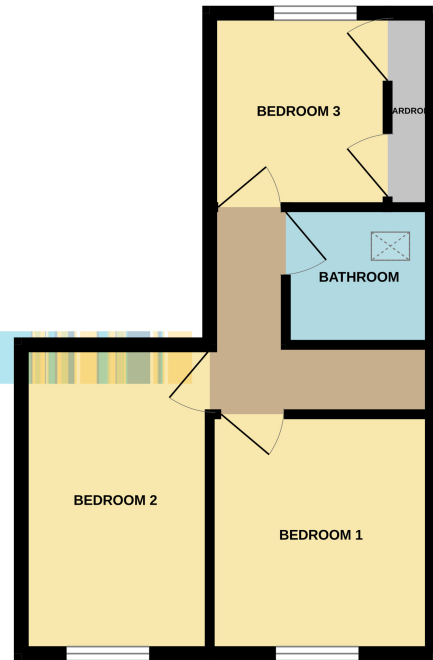


GROUND FLOOR
261 sq.ft. (24.3 sq.m.) approx.

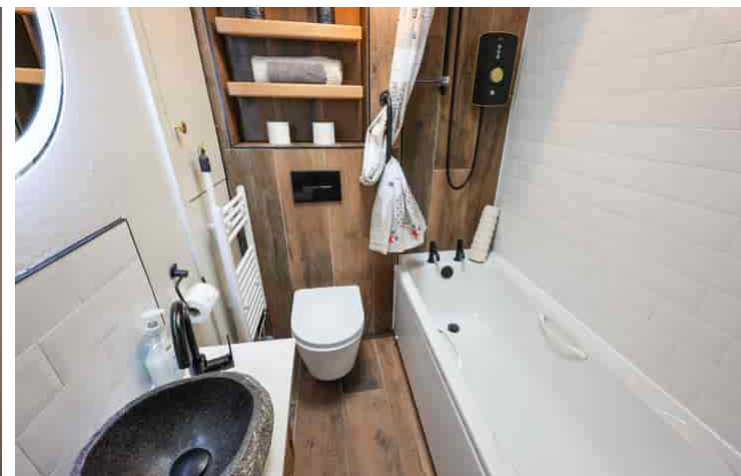


1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.8 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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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.



36 NORTH ROAD, PENTEWAN, ST AUSTELL, CORNWALL PL26 6DG

PRICE £399,950



FOR SALE A DELIGHTFUL CHARACTER COTTAGE SITUATED IN THE HIGHLY SOUGHT AFTER COASTAL VILLAGE OF PENTEWAN ENJOYING IMMEDIATE ACCESS TO THE BEACH. THIS CHARMING PROPERTY OFFERS DECEPTIVE THREE BEDROOM ACCOMMODATION WITH PARKING FOR TWO CARS AND A LARGE TIERED GARDEN WITH TWO TERRACES AND ENCLOSED MATURE GARDEN AREA. THE ACCOMMODATION COMPRISES OF A LOVELY LIVING ROOM WITH EXPOSED STONE WALLS EXPOSED BEAMED CEILING AND A CHARMING OPEN FIREPLACE. THE KITCHEN DINING ROOM, IS FULLY FITTED WITH MODERN APPLIANCES AND WE HAVE THREE GOOD SIZED BEDROOMS AND A MODERN BATHROOM. MAY COTTAGE HAS BEEN USED EXTENSIVELY BY THE PRESENT OWNER AS HOLIDAY ACCOMMODATION WHICH IS HIGHLY PROFITABLE.

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

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



Room Descriptions

Lounge

12' 4" x 12' 3" (3.76m x 3.73m)
Half glazed stable door to the living room, small paned window to the front, open beamed ceiling, open tread stairs to the first floor, lovely stone fireplace with granite hearth and wood burner inset, ceramic tiled floor, two wall lights.

Kitchen/dining room

13' 3" x 8' 10" (4.04m x 2.69m)
With ceramic tiled floor, window to the side, well fitted with a modern range of floor units and high level cupboards, built in electric AEG oven, ceramic hob, extractor unit, tiled splashback, dark solid granite worktop, full height larder unit, and sink unit, space and plumbing for washing machine, built in dishwasher. Electric panel radiator.

Bedroom 1

9' 8" x 8' 3" (2.95m x 2.51m) With feature exposed stone wall to the front, panel radiator, small paned window to the front with window seat..

Bedroom 2

12' 5" x 6' 9" (3.78m x 2.06m)
feature exposed stone wall, panel radiator, small roof access, window to the front with window seat

Bedroom 3

9' 0" x 7' 9" (2.74m x 2.36m) Small paned window to the rear, panel radiator, built in mirrored wardrobes.

Bathroom

Fitted with a modern suite, comprising panelled bath, low level WC, vanity unit with stone basin set above, electric shower, built in shelving, airing cupboard, electric towel radiator. Velux sky light, extractor fan

Outside

As you approach the property the property is on the right hand side and the brick paved parking space is on your left. There is also a useful wooden shed. From the parking space there are steps leading down to the first tiered seating area which is nicely finished in natural slate. There are more steps leading to another lower tiered area finished in wood and then steps leading to an established garden with lawn and mature shrubs.

The Property

For sale a delightful character cottage situated in the highly sought after coastal village of Pentewan enjoying immediate access to the beach. This charming property offers deceptive three bedroom accommodation with parking for two cars and a large tiered garden with two terraces and enclosed mature garden area. The accommodation comprises of a lovely living room with exposed stone walls exposed beamed ceiling and a charming open fireplace. The kitchen dining room, is fully fitted with modern appliances and we have three good sized bedrooms and a modern bathroom. Although the village can get busy during the summer North Road is tucked away down a small lane and is a no through Road. Also being slightly elevated the property enjoys a pleasant open view across the valley.

Pentewan is a popular small coastal village approximately three miles south of St Austell on the south coast of Cornwall, with historic former working harbour and basin. Facilities within walking distance include the coast path, sailing club, large popular sandy beach, cafés, Post Office, convenience shop, Hubbox restaurant and two popular pubs,. The village is within close proximity of Porthpean Golf Club. St Austell town centre offers a wider range of shopping, educational and recreational facilities. The picturesque ports of Mevagissey, Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property. The cottage is opposite the Pentewan trail with pleasant level woodlands walks and cycle path.