



## CHY PONS, ST AUSTELL

PRICE £425,000



**SPACIOUS FOUR/FIVE-BEDROOM FAMILY HOME SET WITHIN A QUIET, SELECT DEVELOPMENT ON THE TOWN'S WESTERN EDGE, THIS DECEPTIVELY LARGE PROPERTY OFFERS FLEXIBLE ACCOMMODATION ACROSS THREE FLOORS. THE GENEROUS REAR GARDEN IS LOW-MAINTENANCE AND WELL STOCKED WITH MATURE SHRUBS, ENJOYING ELEVATED VIEWS OVER THE TOWN AND SURROUNDING COUNTRYSIDE.**

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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

Quietly positioned within a select development on the western edge of town, this deceptively spacious four/five-bedroom family home offers versatile accommodation arranged over three floors. Designed for modern living, it combines generous proportions with a tranquil setting and elevated views across the town and surrounding countryside.

The impressive entrance hall sets the tone, with stairs leading to both upper and lower levels and direct access to the integral garage. At the heart of the home, the kitchen/dining room provides a superb space for entertaining, complemented by a convenient cloakroom. Upstairs, four well-proportioned bedrooms include a principal suite with en suite shower room, alongside a stylish family bathroom. On the lower ground floor, the lounge opens directly onto the garden, while a study or optional fifth bedroom connects to a bright conservatory — perfect for relaxing or working from home.

Outside, the large rear garden is thoughtfully landscaped for low maintenance, bordered by mature shrubs and offering a peaceful outlook. With gas central heating and double glazing throughout, this home delivers comfort, flexibility, and a touch of countryside charm just moments from town.

## Room Descriptions

### Entrance Hall

A welcoming front door with double-glazed side screen opens into an impressive hall featuring wood-effect laminate flooring. The space includes a walk-in cloaks cupboard, a separate shelved storage cupboard, and access to both the integral garage and staircases leading to the lower ground and first floors. A side-aspect window adds natural light.

### Cloakroom

2.22m x 1.00m (7'3" x 3'3") - Vanity wash basin with splash-back tiling, shelf, close-coupled WC, double-glazed window to side aspect, panelled radiator.

### Kitchen/Dining Room

7.08m x 3.29m (23'2" x 10'9") - A generously sized family room, perfect for entertaining, features an extensive range of wood-fronted base units and drawers topped with marble-effect worktops. The well-equipped kitchen includes a built-in oven, four-ring hob with extractor hood, display cabinet, and a one-and-a-half bowl sink with mixer taps and tiled splashback. Integrated appliances include a BEKO washing machine and NEFF dishwasher, while a wall-mounted Worcester gas boiler (installed December 2024) ensures efficient heating. A double-glazed rear window offers elevated views over the town, and the adjoining dining area enjoys a charming box window with a deep display shelf and further town views.

### Lower Ground Floor - Landing - Doors leading to:

Study - 3.35m x 2.58m (10'11" x 8'5"), double-glazed patio doors leading to:

### Conservatory

Conservatory - 3.29m x 2.45m (10'9" x 8'0") - Laminate flooring, double-glazed to three sides, double-glazed patio doors to the lovely rear garden.

### Living Room

Living Room - 5.24m x 4.45m (17'2" x 14'7") - An impressive reception room featuring a gas fire set within a stylish surround with mantle shelf and hearth, complemented by inset spotlights for ambient lighting. Double-glazed French doors open directly onto the landscaped rear garden, creating a seamless indoor-outdoor flow.

### First Floor Landing

First Floor Landing - Panelled radiator, double-glazed window to side aspect with far-reaching views, access to partly boarded loft space, airing cupboard housing hot water cylinder.

### Bedroom 1

4.46 m x 3.25 m (14'7" ft x 10'7" ft) - A double-glazed bow window to the front aspect features a deep display shelf.

### En Suite Shower Room

2.46m x 1.19m (8'0" x 3'10") - Fitted with a shower cubicle, hand basin, and close-coupled WC, the room also includes a wall-mounted mirrored medicine cabinet, shaver socket, and heated towel rail for added comfort and convenience.

### Bedroom 2

3.37m x 3.31m (11'0" x 10'10") - Double-glazed window to rear aspect.

### Bedroom 3

3.62m x 3.30m (11'10" x 10'9") A double-glazed rear window offers elevated views across the town.

### Bedroom 4

2.57m x 2.25m (8'5" x 7'4") - Double-glazed window to front aspect.

### Family Bathroom

3.2m x 2.8m (10'5" x 9'2") - Fitted with a panelled bath featuring a shower screen, shower head, and attachment, this bathroom also includes a close-coupled WC, vanity unit with wash basin and mixer taps, ladder-style heated towel rail, and extractor fan. An obscure double-glazed window to the side aspect provides natural light and privacy.

### Double Garage

5.58m x 3.30m (18'3" x 10'9") - With power and light, electric up and over door and space for work bench.

### Outside

To the front, a brick-paved area offers parking for two to three vehicles, with a pathway leading to the beautifully landscaped rear garden. Designed for both relaxation and functionality, the garden features a generous upper terrace perfect for entertaining, with steps down to a sheltered lower terrace. This tranquil space includes a charming summer house (3.2m x 2m) and a large timber workshop/office (5.58m x 3.30m) complete with power and lighting — ideal for remote working, creative pursuits, or a dedicated studio. Surrounded by a vibrant array of shrubs, flowers, and small trees, the garden provides a peaceful retreat with practical touches such as an outside tap.