

GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

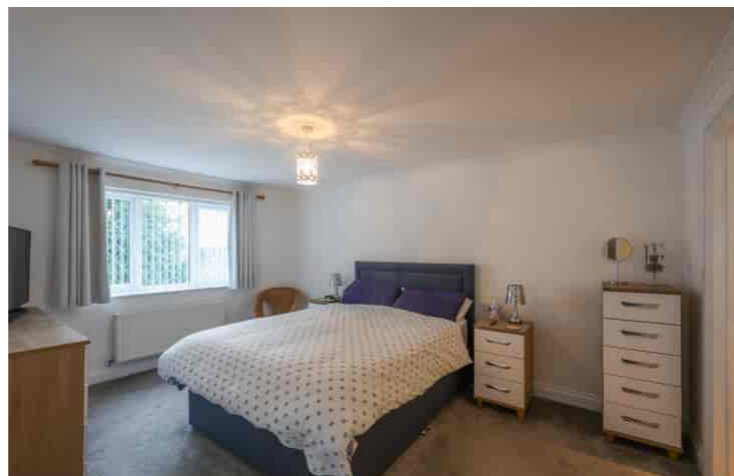
1ST FLOOR
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 1854 sq.ft. (172.2 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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THE OLD BUTCHERS SHOP, BUGLE, ST AUSTELL, ST AUSTELL, CORNWALL PL26 8RN

PRICE £425,000



AN INDIVIDUAL DETACHED AND DECEPTIVELY SPACIOUS HOUSE OCCUPYING A RUAL LOCATION WITHIN THIS QUIET HAMLET LYING APPROXIMATLEY 2 MILES NORTH OF ST AUSTELL. BUILT BY THE CURRENT OWNER FOR HIS OWN OCCUPATION WITH VERY WELL PROPORTIONED ROOMS COMPRISING OF ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, KITCHEN, LARGE UTILITY ROOM, CLOAKROOM, CONSERVATORY, SUPERB GALLERIED LANDING, THREE LARGE DOUBLE BEDROOMS, MAIN BATHROOM, EN SUITE SHOWER ROOM, INTEGRAL GARAGE.

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.



The Property

An individual detached and deceptively spacious house occupying a rural location within this quiet hamlet lying approximately 2 miles North of St Austell. Built by the current owner for his own occupation with very well proportioned rooms comprising of Entrance hall, lounge, separate dining room, kitchen, large utility room, cloakroom, conservatory, superb galleried landing, three large double bedrooms, main bathroom, en suite shower room, integral garage.

The property enjoys LPG gas central heating and U.p.v.c. double glazed windows. Outside hardstanding for 2/3 cars level rear garden with two large garden sheds, greenhouse and covered paved seated areas.

Room Descriptions

Entrance Hall

With composite part glazed leaded light door leading to the entrance lobby, door leading to the main hall, turning staircase leading to the first floor, under stairs recess, three wall lights, feature brick arch to the lounge.

Lounge

21' 0" x 10' 6" (6.40m x 3.20m) Window to the front, three wall lights, window to the side. Double small paned doors leading to the dining room

Dining Room

12' 8" x 10' 6" (3.86m x 3.20m) Window to the side, Brick arch leading to the kitchen, double doors leading to the conservatory. Two wall lights

Kitchen

13' 3" x 9' 1" (4.04m x 2.77m) Well fitted with a range of light Gray fronted units with light quartz style worktops, space for range oven and double extractor over, built in dishwasher, tiled splashback, under unit lighting, window to the side, door leading to a small lobby leading to the garage, door to the utility room.

Garage

17' 9" x 0' 0" (5.41m x 0.00m) Power and light connected, window to the side, floor mounted boiler, remote electric door to the front.

Utility Room

9' 4" x 9' 7" (2.84m x 2.92m) Well fitted with an excellent range of units, space and plumbing for washing machine and tumble dryer, window to the side, door leading to small lobby with door to the rear garden and door to the cloakroom.

Cloakroom

With wash hand basin low level W.C. window to the rear.

Galleried landing

13' 3" x 13' 0" (4.04m x 3.96m) An impressive space which is galleried on all sides, window to the side, built in airing cupboard.

Bedroom 2

10' 3" x 10' 6" (3.12m x 3.20m) Window to the front and large double wardrobe.

Bedroom 1

15' 3" x 10' 6" (4.65m x 3.20m) With window to the front, door to the walking dressing area and doors to the built in wardrobes. Door leading to the en suite.

En Suite Shower Room

Fitted with a three piece White suite, large shower cubicle with mains shower, tiled walls, low level W.C. wash hand basin, extractor, towel radiator

Bedroom 3

13' 3" x 10' 6" (4.04m x 3.20m) Window to the rear. Fitted double wardrobe.

Bathroom

10' 8" x 6' 3" (3.25m x 1.91m) Fitted with a white suite comprising of a Spa bath with shower mixer tap, low level W.C. wash hand basin, extractor fan, towel radiator, window to the front.

Outside

To the front of the property is a small boundary wall and opening which gives access to a brick paved drive with parking for three cars. To either side of the property are side paths leading to the rear garden. To the rear there is a level garden area with very little maintenance required. There are two large timber sheds/workshop and a greenhouse. There is also a covered area and seating area. Outside courtesy lights and power to the larger shed.