

## SPRING COTTAGE RUDDLEMOOR, ST AUSTELL PL26 8XF

PRICE £245,000



**CHAIN FREE- PLEASE LOOK AT OUR VIRTUAL TOUR. SITUATED IN A SMALL RURAL SETTLEMENT IS THIS TRADITIONAL STONE COTTAGE PROPERTY OFFERING WELL ARRANGED ACCOMMODATION WHICH COMPRISES OF ENTRANCE PORCH, TWIN ASPECT LOUNGE, KITCHEN, UTILITY ROOM, THREE BEDROOMS AND BATHROOM. OUTSIDE PARKING FRONT AND REAR GARDEN.**

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### The Property

CHAIN FREE- PLEASE LOOK AT OUR VIRTUAL TOUR. Situated in a small rural settlement is this traditional stone cottage property offering well arranged accommodation which comprises of Entrance porch, twin aspect lounge, kitchen, utility room, three bedrooms and bathroom. Outside parking front and rear garden.

### Room Descriptions

#### Location

St Austell is one of the largest towns in Cornwall and offers a wide range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining.

#### Entrance Porch

With U.p.v.c. panelled door, windows either side.

#### Living Room

22' x 12' 6" (6.71m x 3.81m) With stairs to the first floor, twin double glazed windows to the front, open way to the porch, with U.p.v.c. door and windows to the side. Attractive open fireplace with wood burner.

#### Kitchen

10' 6" x 10' 8" (3.20m x 3.25m) With stable door leading to the utility room. open way leading to the living room.

#### Utility Room

6' 7" x 4' 9" (2.01m x 1.45m) Full glazed U.p.v.c. door to the rear. Plumbing for washing machine

#### Landing

With roof access.

#### Bedroom 1

12' 7" x 10' 6" (3.84m x 3.20m) Window to the front.

#### Bedroom 2

9' 5" x 7' 3" (2.87m x 2.21m) with return and window to the front.

#### Bedroom 3

10' 4" x 10' 7" (3.15m x 3.23m) Built in airing cupboard with hot water tank and storage below, window to the rear.

#### Bathroom

6' 6" x 4' 9" (1.98m x 1.45m) With three piece suite and electric shower, stained glass window to the rear.

#### Garden

To the front is a hard standing parking area, and there is a pathway that leads to the front entrance porch. There is a rear courtyard area with outside tap and a small steps leading to a long narrow garden. The neighbouring properties enjoy a pedestrian right of way over the rear courtyard.