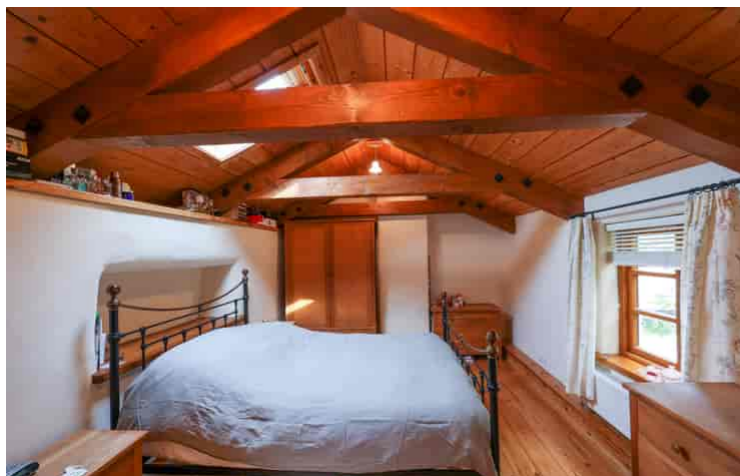


TREPENTY, HIGH STREET, ST AUSTELL, CORNWALL PL26 7TN

PRICE £695,000



FOR SALE AND CHAIN FREE, A BEAUTIFULLY PRESENTED CHARACTER DETACHED FOUR BEDROOM COTTAGE OFFERING WELL PROPORTIONED FOUR BEDROOM FAMILY ACCOMMODATION. THERE IS PLANNING PERMISSION FOR A DETACHED HOUSE WHICH WOULD OCCUPY THE GARDEN AREA TO THE RIGHT HAND SIDE OF THE COTTAGE. TREPENTY ENJOYS A SECLUDED POSITION WITHIN THIS QUIET RURAL HAMLET LYING TO THE EAST SIDE OF ST AUSTELL APPROXIMATELY 2 MILES DISTANT. IN BRIEF THE ACCOMMODATION ON OFFER COMPRISES OF LARGE ENTRANCE PORCH, LOUNGE, DINING ROOM, REAR LOBBY, UTILITY, KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, LARGE BATHROOM AND EN SUITE SHOWER ROOM. OUTSIDE DOUBLE GARAGE, TRIPLE CAR PORT, PLENTY OF PARKING AND LARGE LEVEL 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.



The Property

For sale and CHAIN FREE, a beautifully presented character detached four bedroom cottage offering well proportioned four bedroom family accommodation together with planning permission for a detached house which would occupy the garden area to the right hand side of the cottage. Trepeny enjoys a secluded position within this quiet rural hamlet lying to the East side of St Austell approximately 2 miles distant. In brief the accommodation on offer comprises of Large entrance porch, lounge, dining room, rear lobby, utility, kitchen/breakfast room, four bedrooms, large bathroom and en suite shower room. Outside double garage, triple car port plenty of parking and large level garden. There are many character features some of which include a very traditional slate flagstone floor to the ground floor rooms, two delightful Granite fireplaces with wood burners, open beamed ceilings, small paned double glazed windows and attractive wooden ledge and brace internal doors.

Planning permission exists for a separate detached house to be built in the garden, we have supplied some outline plans for this and the consent number is PA20/03858

Room Descriptions

Front Entrance Porch

7' 10" x 7' 8" (2.39m x 2.34m) panel hardwood door leading to the lobby, with slate flag stone floor and hardwood small paned windows to all sides. Half glazed oak door leading into the living room.

Living Room

21' 0" x 13' 3" (6.40m x 4.04m) Six wall lights on dimmer switches, open beam ceilings, door through to the dining room, two windows with deep sills and wood covering, large open granite fire place with wood burner and raised natural slate hearth. Open square archway through to the kitchen/ breakfast room.

Kitchen/ Breakfast Room

24' 0" x 10' 3" (7.32m x 3.12m) finished natural flag stone flooring, two windows to the rear, open beam ceiling, recessed lighting, built in storage cupboard to the left of the Aga with fitted shelving to both sides of the Aga, wooden lintol and background lighting where the Aga is set, attractive solid granite work surface with an inset enamel sink unit and a range of handmade fronted doors. Through a ledge and brace door to the rear lobby.

Rear Lobby

6' 7" x 8' 3" (2.13m x 2.51m) slate flag stone floor, lovely handmade door leading to the rear, doorway through into the dining room and door leading to utility/ cloakroom.

Utility/ Cloakroom

6' 9" x 8' 1" (2.06m x 2.46m) radiator with slate flag stone floor, small pane window, open beam ceiling, extractor fan, space for fridge freezer, plumbing machine and tumbler drier and an enamel sink unit with wooden work surface, low level WC.

Dining Room

12' 8" x 14' 4" (3.86m x 4.37m) into under stair recess space, open beam ceiling, very attractive open granite fire place with large wooden lintol and granite hearth and wood burner inset, two windows to the front with wooden sills, radiator and lighting, small storage cupboard under one of the windows, stairs leading to the first floor landing.

Landing

Skylight, part pine T&G flooring storage cupboard and radiator.

Bedroom 1

14' 7" x 10' 3" (4.45m x 3.12m) exposed T&G flooring, exposed A-Frames, window to the rear, radiator, shelved recess and door leading through to en-suite.

En-Suite

6' 2" x 7' 0" (1.88m x 2.13m) low level W.C. shower cubicle with main shower, extractor, shaver socket, wash hand basin, radiator.

Bedroom 2

13' 6" x 10' 7" (4.11m x 3.23m) exposed T&G flooring, window to front, radiator and small recess with is 2' 4".

Bedroom 3

14' 6" x 9' 9" (4.42m x 2.97m) exposed T&G floor, window to the front with wooden sill, built in wardrobe, access to roof void, small display recess, radiator.

Bedroom 4

6' 3" x 10' 6" (1.91m x 3.20m) exposed T&G flooring, window to the front, radiator, roof access.

Bathroom

12' 2" x 8' 3" (3.71m x 2.51m) twin sink units, exposed pitch roof, exposed A-Frames, recessed shelf area, T&G flooring, claw foot roll top bath with Victorian mixer tap with shower attachment, W.C, window to the rear, radiator.

Garage

17' 0" x 15' 6" (5.18m x 4.72m) double door, power and light connected, there is a very useful storage area to the first floor.

Outside

Trepeny is approached from Coombe Road, just after the road bridge into a small unmade lane. From the lane there is access to a triple car port and further along the lane access to a double garage. We understand there is a pedestrian right of way along the lane but over the years has become unused to the point where it doesn't lead anywhere and is overgrown. Along this section of lane there is further parking for numerous vehicles. The garden is predominantly laid to lawn and is completely level.