

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2023

WOODLANDS PENSOTT LANE, TREGORRICKST AUSTELL

PL26 7AH

PRICE £350,000



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.

LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS TWO BEDROOM CHARACTER COTTAGE SET WITHIN A LARGE MATURE PLOT WITHIN THE RURAL HAMLET OF TREGORRICK. THE HAMLET IS CONVENIENTLY LOCATED APPROXIMATELY ONE MILE FROM THE MARKET TOWN OF ST AUSTELL WHICH BOASTS MOST MAJOR SHOPPING FACILITIES, THE HISTORIC PORT OF CHARLESTOWN AND OTHER BEACHES ARE ALSO NOT FAR AWAY. VIEWING OF THIS COTTAGE IS HIGHLY RECOMMENDED TO APPRECIATE ITS CHARM AND LOCATION. EPC BAND F.

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

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





The Property

Liddicoat & Company are pleased to offer for sale this two bedroom character cottage set within a large mature plot within the rural hamlet of Tregorrick. The hamlet is conveniently located approximately one mile from the market town of St Austell which boasts most major shopping facilities, the Historic Port of Charlestown and other beaches are also not far away. Viewing of this Cottage is highly recommended to appreciate its charm and location. EPC Band F.

In brief the accommodation comprises of Entrance lobby/utility room, cloakroom, well fitted kitchen/breakfast room, dining room, lounge with sun room, two double bedrooms and shower room. The property enjoys oil central heating. Outside we also have a part converted garage which now has a kitchen, bedroom and shower room fitted, although this has no planning permission as such we would not envisage it being difficult to obtain. Within this hamlet there is also an area of amenity land which is used and owned by the residents in the village.

Room Descriptions

Entrance Porch/Utility

Entrance door, range of base units with inset Belfast style sink unit, plumbing for washing machine and tumble dryer, tiled floor, upvc window, oil fired boiler, doors to kitchen and

Cloakroom

Upvc window, low level WC, wash hand basin, tiled floor.

Kitchen

14' 2" x 12' (4.32m x 3.66m) A spacious modern kitchen with a comprehensive range of wall, base and drawer units with work surface over, built in Belfast style sink unit, tiled floor, built in dishwasher, fridge, freezer, oven and hob, radiator, two upvc windows.

Dining Room

12' 4" x 9' 3" (3.76m x 2.82m) A room with a wealth of character that enjoys an original stone fireplace with feature range, open beam ceiling, upvc windows to front and rear elevations, opening into

Living Room

12' 7" x 12' (3.84m x 3.66m) Feature stone fireplace with fitted wood burner, open beam ceiling, radiator, stairs to first floor, opening into

Sun Room

11' x 9' 8" (3.35m x 2.95m) French doors to garden, three upvc windows, external door to side elevation, built in cupboard, radiator.

First Floor Landing

Access to loft space, upvc window, built in cupboard.

Master Bedroom

13' 8" x 11' 6" (4.17m x 3.51m) Three upvc windows, open beamed ceiling, radiator.

Bedroom 2

12' 6" x 9' 1" (3.81m x 2.77m) Access to loft, built in wardrobe, two upvc windows, radiator.

Shower Room

8' 9" x 5' 7" (2.67m x 1.70m) A modern suite comprising low level WC, wash hand basin and double shower cubical, heated towel rail, inset spot lights, upvc window.

Exterior

To the side of the cottage is ample parking, from here there is gated access into the garden, which is of good size and enjoys level lawn areas with various mature shrubs, tree and flowerbeds, all of which enjoy a high degree of privacy. The gardens to the cottage compliment the property perfectly.

Garage

17' 4" x 16' 6" (5.28m x 5.03m) Arranged over two levels, with wooden side opening doors to the driveway, electric supply, upvc windows and staircase to the first floor. The garage has been partially converted at present and now comprises of a store area, living /kitchen space with the first floor forming a potential bedroom with en suite shower facilities, It would be relatively easy to either convert back to garage workshop facilities or finished the conversion, but planning and building regulation approval would need to be applied for.

Wood Store

17' x 9' 4" (5.18m x 2.84m) Block construction with wooden doors.

Energy Performance Rating

Band (awaiting report)

Council Tax

Band D amount payable £1864.02 (2019-2020)

Directions

From Pentewan Road in St Austell, proceed out of the town and continue until Tregorrick Lane is located on the left, take this turning and proceed up the hill for approximately 100m until a small lane is located on the right (signposted Penscott Lane). Take this turning and proceed for approximately 30m until a small narrow drive is located on the left, at the end of this drive, Woodlands can be seen.