

**PRICE £170,000**



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







### The Property

A charming detached cottage situated in a rural location lying part way between the villages of Trethurgy and Luxulyan. This property backs onto open fields to the rear and benefits from a large private garden. In brief the accommodation comprises of Entrance lobby, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom. Outside parking. The property also benefits from oil central heating. In brief the accommodation comprises of Entrance hall, lounge, separate dining room, kitchen, conservatory, three good sized bedrooms and bathroom. It is considered that the property requires improvement and therefore is offered to cash buyers only.

### Room Descriptions

#### Entrance Hall

With U.p.v.c. door, open beamed ceiling, stairs to the first floor, open way to the kitchen.

#### Kitchen

19' 0" x 7' 7" (5.79m x 2.31m)  
Window to the side and two windows to the rear, full glazed door to the rear, roof access, sink unit and range of base units, plumbing for washing machine.

#### Dining Room

12' 2" x 11' 0" (3.71m x 3.35m)  
With feature exposed stone wall, fireplace with clome oven, ( not sure if the fireplace is active. Double half glazed doors to the conservatory, built in cupboard, open beamed ceiling, ledge and brace door to the lounge.

#### Lounge

12' 9" x 18' 4" (3.89m x 5.59m)  
two windows to the front, open fireplace, (not tested), five wall lights, window to the rear.

#### Conservatory

12' 6" x 8' 8" (3.81m x 2.64m) With French doors to the front, a door to the side.

#### Bathroom

7' 3" x 9' 0" (2.21m x 2.74m)  
Windows to the front, panelled bath with shower over, wash hand basin, low level W.C. storage cupboard, roof access.

#### Bedroom 1

11' 4" x 14' 7" (3.45m x 4.45m)  
Two windows to the front. Built in wardrobe.

#### Bedroom 2

10' 8" x 10' 3" (3.25m x 3.12m)  
Deep recess for the door, window to the front.

#### Bedroom 3

7' 8" x 13' 2" (2.34m x 4.01m)  
Window to the front.

#### Outside

To the front of the property is a tarmac hardstanding space and a small enclosure for the oil boiler. To the rear is a lovely level enclosed garden which backs onto an open field to one side.