

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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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**BUCKLER COTTAGE, BUCKLERS LANE, ST AUSTELL,
CORNWALL PL25 3JL**

PRICE £327,950



FOR SALE A CHARMING SEMI DETACHED COMPLETELY MODERNISED FOUR BEDROOM COTTAGE QUIETLY TUCKED AWAY ALONG AND AT THE END OF A SMALL LANE, CONVENIENTLY LOCATED IN THE HOLMBUSH AREA OF ST AUSTELL CLOSE TO ALL MAJOR SHOPS AND SCHOOLS. THE ACCOMMODATION HAS BEEN SUBJECT TO A COMPREHENSIVE PROGRAM OF RENOVATION AND IS 'AS NEW THROUGHOUT'. IN BRIEF THE COMPRISES OF LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM, STUDY, FOUR BEDROOMS AND BATHROOM. THERE IS ALSO A SEPARATE EXTERNAL BEDROOM WHICH CAN BE USED FOR A MULTITUDE OF PURPOSES. OUTSIDE GRAVELLED PARKING AND 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 a charming semi detached completely modernised four bedroom cottage quietly tucked away along and at the end of a small lane yet very conveniently located in the Holmbush area of St Austell close to all major shops and schools. The accommodation has been subject to a comprehensive program of renovation and is 'as new throughout'. In brief the comprises of lounge, kitchen/dining room, utility room, cloakroom, study, four bedrooms and bathroom. There is also a separate external bedroom which can be used for a multitude of purposes.

The property benefits from gas fired central heating, UPVC double glazed windows and doors, a charming open fireplace in the lounge with wood burner and a bathroom with separate shower. Outside there is a gravelled parking area and an enclosed rear garden.

Room Descriptions

Study/Entrance lobby

11' 10" x 6' 10" (3.61m x 2.08m)
With panelled wooden door, with ceramic tiled floor, stairs to the first floor, small flight of stairs leading to bedroom 4, doorway through to the lounge, under stairs cupboard, window to the front. Low voltage lighting.

Lounge

11' 10" x 12' 10" (3.61m x 3.91m)
Window to the rear, attractive open fireplace with wooden mantel and wood burner inset, small recessed shelved area, recessed lights on dimmer switch.

Bedroom 4

9' 0" x 7' 10" (2.74m x 2.39m)
window to the front.

Kitchen/Dining room

16' 8" x 11' 7" (5.08m x 3.53m)
Really well fitted with a great selection of base units and solid wood Oak worktop, fitted oven hob and oven, microway and extractor, built in dishwasher, fridge and freezer, door to the utility room and three windows. Ceramic tiled floor, attractive wooden window cils.

Utility Room

8' 6" x 4' 4" (2.59m x 1.32m) Half glazed composite door, wall mounted gas fired boiler, work top with space and plumbing below for washing machine. Door to the cloakroom.

Cloakroom

With concealed cistern low level W.C, wash hand basin, window to thre front.

Bedroom

8' 3" x 8' 10" (2.51m x 2.69m) plus walk in recess. Window to the front,

Landing

With two built in cupboards, roof access.

Bedroom

13' 0" x 8' 9" (3.96m x 2.67m)
Window to the rear.

Bathroom

8' 10" x 8' 7" (2.69m x 2.62m)
Window to the front, panelled bath, low level W.C. wash hand basin, separate shower cubicle, low voltage lighting, fitted mirror, towel radiator.

Bedroom

11' 10" x 8' 5" (3.61m x 2.57m)
Window to the rear.

Outside bedroom

4.7m x 2.7m (15' 5" x 8' 10") With power light and internet connection.

Outside

The property is approached via a small unmade lane which leads to a gravelled parking area. To the side and rear there is a newly constructed outbuilding which we understand was granted planning permission for an external bedroom. This has power, light and internet connection. It would also make a perfect home office or treatment room. To the rear is a small enclosed lawned garden with gravelled patio area. In front of the external outbuilding there is another paved patio.