

1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.3 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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ST AUSTELL ROAD, ST BLAZEY GATE, PAR, CORNWALL PL24 2EF

**PRICE £450,000**



**FOR SALE A LARGE VERSATILE DETACHED OLDER STYLE HOUSE WHICH OFFERS THE MAIN HOUSE PLUS AN ANNEX BEING IDEAL FOR TWO FAMILY OCCUPATION, MULTIGENERATIONAL LIVING OR HOME WITH INCOME. THIS PROPERTY HAS PREVIOUSLY BEEN RUN AS A GUEST HOUSE FOR MANY YEARS.**





## The Property

For sale a large versatile detached older- style house which offers the main house plus an annex being ideal for two family occupation, multigenerational living or home with income. This property has previously been run as a guest house for many years. The property is set well back from the main A390 and offers convenience to local shops and schools within the immediate area. In brief the main accommodation comprises of Entrance lobby, kitchen, lounge, utility area, office, laundry room, cloakroom, ground floor bedroom with en suite shower room, rear sitting room/ bedroom with en suite shower room, two first floor bedrooms each with en suite shower rooms. The annex offers open plan living room with kitchen two further bedrooms and bathroom. Outside plenty of parking and gardens. The property also enjoys gas central heating and Upvc windows and doors.

## Room Descriptions

### Entrance lobby

1.79m x 2.4m (5' 10" x 7' 10") Part glazed Upvc panelled leading in from the side, ceramic tiled floor, window to the front, door through to the kitchen and doorway leading to the lounge or dining room.

### Kitchen

3.59m x 2.4m (11' 9" x 7' 10") With ceramic tiled floor, space and plumbing for dishwasher, one and half bowl sink unit, fitted with a good range of light wood effect fronted units and high level cupboards, range oven, step to the inner lobby.

### Inner Lobby

Small paned door leading to a secondary lobby/ laundry area, ceramic tiled floor, space and plumbing for washing machine, louvred door to cupboard housing pressurized hot water cylinder and Worcester wall mounted boiler. Door to the side.

### Cloakroom

With fully tiled walls, wash hand basin, low level W.C. extractor fan.

### Office/study

1.7m x 1.8m (5' 7" x 5' 11") Window to the rear.

### Storage area/Inner Lobby

2.38m x 1.53m (7' 10" x 5' 0") Two sets of storage cupboards, leading through to an inner lobby, with doorway to the rear hallway, under stairs cupboard, door and step down to.

### Bedroom/ Living Room

3.3m x 3.2m (10' 10" x 10' 6") Window to the rear, fitted double wardrobe cupboard. Door to the en suite shower room.

### En Suite Shower Room

.99m x 3.19m (3' 3" x 10' 6") Ceramic tiled floor, fully tiled walls, low level W.C. vanity wash hand basin, shower cubicle with mains shower, shaver socket and window to the rear.

### Lounge/Dining room

4.0m x 3.3m (13' 1" x 10' 10") Plus the bay window, three wall lights, picture rail.

### Bedroom

3.68m x 3.88m (12' 1" x 12' 9") Window to the front, small recess, two reading lights, fitted double wardrobe, door to the en suite.

### En Suite Shower Room

1.38m x 2.47m (4' 6" x 8' 1") Fitted with shower cubicle and mains shower, tiled walls to the picture rail, extractor fan, vanity basin, fitted mirror, LED downlighters, shaver socket, low level W.C. and ceramic tiled floor.

### Rear Lobby

With part glazed door to the rear, stairs to the first floor, electrical cupboard and door through to the annex.

### Landing

2.8m x 1.7m (9' 2" x 5' 7") With access to the roof void, PIV unit, window to the rear.

### Bedroom 1

3.93m x 3.7m (12' 11" x 12' 2") Two reading lights, picture rail, window to the front, door leading to the en suite.

### En suite Shower Room

1.67m x 2.78m (5' 6" x 9' 1") With window to the side, ceramic tiled floor, tiled walls to the picture rail, low level W.C. bidet, vanity basin, fitted mirror, shaver point. LED downlighters, extractor, mains shower.

### Bedroom 2

3.8m x 3.3m (12' 6" x 10' 10") Plus door recess, 3.8m x 3.75m (12' 6" x 12' 4") Two double reading lights, window to the front, picture rail. Door to the en suite.

### En suite Shower Room

2.1m x 2.1m (6' 11" x 6' 11") Window to the rear, extractor, fan, Vanity wash hand basin, downlighters, shaver socket, corner shower unit with mains shower, low level W.C. ,Tiled walls to the picture rail, and ceramic tiled floor.

### Annex Living Room and Kitchen

5.48m x 4.19m (18' 0" x 13' 9") This widens to 5.48m x 5.1m (18' 0" x 16' 9") under the stair recess. The kitchen area is fitted with a range of White matt fronted units which include Baxi combi boiler and meter cupboards, built in gas hob with suspended extractor above, electric oven, half glazed door to the rear, window to the rear, open beamed ceiling, three wall lights, window to the front, door leading to the front entrance lobby.

### Entrance lobby

With part glazed door, stairs to the first floor.

### Landing

1.8m x 3.1m (5' 11" x 10' 2") Recessed storage, roof access

### Bedroom

3.2m x 2.46m (10' 6" x 8' 1") Window to the rear.

### Bedroom

3.2m x 2.88m (10' 6" x 9' 5") Window to the front.

### Shower Room

1.98m x 1.79m (6' 6" x 5' 10") With window to the front, Fully tiled walls, deep corner shower unit with shower, vanity unit, low level W.C. and towel radiator.

### Outside

Access to Penarth is via a shared driveway to the righthand side. Left from the asphalt drive and fronting the property is a large gravelled parking area and garden. The latter extends around the left hand side leading to the rear, and stretches to the righthand side of the building to another large gravelled space, reached straight ahead from the driveway through a continuation of the shared access.'

### Summer House

1.9m x 2.4m (6' 3" x 7' 10") With power and light.

### Workshop

1.56m x 3.2m (5' 1" x 10' 6") Window, power and light connected.