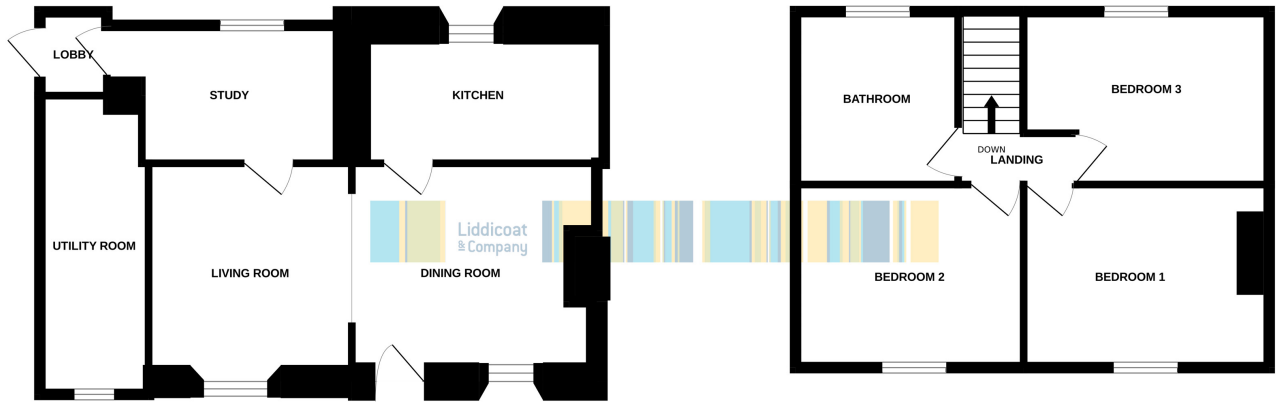




GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.9 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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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.



OAK TREE COTTAGE, ST AUSTELL

PRICE £365,000



A RARE OPPORTUNITY TO OWN A PIECE OF LOCAL HERITAGE ! OAK TREE COTTAGE IS A DELIGHTFUL CHARACTER COTTAGE ORIGINALLY OWNED BY THE CHARLES RASHLEIGH ESTATE,SITUATED A STONES THROW FROM CHARLESTOWN. THIS PROPERTY OFFERS A DELIGHTFUL BALANCE OF CHARM YET WITH SENSIBLE LIVING SPACE FOR MODERN DAY LIVING. IN BRIEF THE ACCOMMODATION A SPACIOUS PART DIVIDED LOUNGE AND DINING ROOM, MODERN WELL FITTED KITCHEN, STUDY, UTILITY, THREE DOUBLE BEDROOMS AND MODERN WELL APPOINTED BATHROOM. OUTSIDE LARGE LEVEL FRONT GARDEN, SIDE GARDEN, SMALL REAR SHRUB BORDER. PARKING FOR 4/5 CARS.

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

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



The Property

Steeped in history and brimming with character, Oak Tree Cottage is a truly charming residence once owned by the Charles Rashleigh estate, the visionary behind Charlestown Harbour. Nestled in a peaceful setting just a stone's throw from Charlestown village, this delightful home seamlessly blends period charm with practical living. Believed to have been two cottages in its early days, the property now offers a spacious yet well-balanced layout, perfect for modern-day life. The generous part-divided lounge and dining room provide an inviting space for relaxation and entertaining, while the modern, well-fitted kitchen ensures style and convenience. A study and utility room add to the practicality, and upstairs, three well-proportioned double bedrooms offer comfort and flexibility, complemented by a beautifully appointed contemporary bathroom. Outside, the property boasts a large, level front garden, a side garden, and a small rear shrub border, providing ample space to enjoy the outdoors. With parking for four to five cars, this historic cottage offers the rare blend of charm, history, and practicality—all within easy reach of Charlestown's picturesque harbour. A rare opportunity to own a piece of local heritage!

Oak Tree Cottage exudes character but with modern conveniences, including small paned sash effect Upvc windows and doors, open beamed ceilings, an open fireplace in the lounge, deep window sills, Oak engineered flooring, ledge and brace internal doors and modern lighting, comforted by modern efficient electric radiators.

Charlestown, nestled in the heart of St Austell, Cornwall, is a picturesque coastal village renowned for its historic charm and stunning harbor. Famous for its Georgian architecture and as a filming location for period dramas, Charlestown offers a unique blend of heritage and modern amenities. With its vibrant community, boutique shops, and delightful eateries, the village provides an idyllic setting for both residents and visitors. Its proximity to beautiful beaches and the Eden Project adds to its appeal, making Charlestown a sought-after location for property buyers.

Room Descriptions

Dining Room

Stepping through the half-glazed, small-paned UPVC door, you enter the inviting dining area. With dimensions of 11' 3" x 10' 2" (3.43m x 3.10m), extending to 11' 3" x 11' 6" (3.43m x 3.51m) into the chimney breast recess, this space boasts an open-beamed ceiling, adding to its charming character. The oak-engineered flooring enhances the warmth of the room, complemented by four wall lights. An electric radiator ensures comfort year-round, while a featured square opening seamlessly connects the dining area to the living room, fostering an open and sociable atmosphere.

Living Area

10' 6" x 11' 3" (3.20m x 3.43m) This inviting space features a large recess where the original door once stood, adding to its charm. A front-facing window welcomes natural light, while the open fireplace with a slate hearth and wood burner creates a cosy focal point. Thoughtfully designed, two recessed, shelved areas on either side provide practical storage and display options. Four wall lights enhance the room. Comfort is assured with an electric radiator, and a doorway leading to the study offers seamless flow between space.

Study

8' 5" x 9' 9" (2.57m x 2.97m) A rear-facing window allows for natural light. The stairs to the first floor create a natural transition, while a door leads to a small lobby. From here, a UPVC door provides direct access to the side garden, perfect for easy outdoor connectivity. Another door leads to the utility room, ensuring convenience and functionality.

Utility Room with W.C.

14' 6" x 3' 8" (4.42m x 1.12m) With wash hand basin, low level W.C. space and plumbing for washing machine and tumble dryer, fridge and freezer, recessed lighting electric radiator, window to the front. RCD electric unit.

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m) Window to the rear, fitted with a selection of modern wood effect cream base units and high level cupboards finished with a wood grained work surface, space and plumbing for dishwasher, space for fridge/freezer, high level storage with some glazed display units, low voltage lighting, fitted electric oven with ceramic hob unit, extractor above, attractive tiled splashback.

Bedroom 1

11' 3" x 11' 5" (3.43m x 3.48m) Light on dimmer switch, electric radiator, window to the front.

Bedroom 3

11' 6" x 8' 10" (3.51m x 2.69m) narrowing to 9' With a sloping ceiling and window to the rear.

Bedroom 2

11' 2" x 10' 6" (3.40m x 3.20m) small paned window to the front, electric radiator, built in wardrobe cupboard with the hot water tank.

Bathroom

8' 7" x 7' 0" (2.62m x 2.13m) Window to the rear, Wash hand basin set on a wooden stand with storage below, low level W.C. shower cubicle with two shower heads and tiled walls, low voltage lighting.

Outside

To the front, a spacious parking area provides ample space for several vehicles, with the potential for the addition of a garage, subject to planning consent. The generously sized, level front garden, laid to lawn, creates a welcoming approach and leads seamlessly to the side garden, where a paved seating area offers an ideal spot for outdoor relaxation. A large timber garden shed provides valuable storage, while convenient access to the side entrance door enhances practicality. Further around to the rear, a small raised area forms an enclosed planted space, adding a touch of greenery and character to the outdoor setting.