

RETALLICK MEADOWS, ST AUSTELL

PRICE £535,000



**FOR SALE, THIS SUBSTANTIALLY IMPROVED AND EXTENDED DETACHED 5/6 BEDROOM HOME ENJOYS A QUIET CUL-DE-SAC SETTING BACKING DIRECTLY ONTO PARKLAND, WITH A LARGE, LEVEL, LANDSCAPED GARDEN. BEAUTIFULLY PRESENTED AND HIGHLY FLEXIBLE, THE PROPERTY OFFERS VERSATILE LIVING SPACE WITH EXCELLENT ANNEX POTENTIAL—IDEAL FOR MULTI-GENERATIONAL LIVING OR WORKING FROM HOME.**

**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.

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### The Property

Deceptively spacious from the front, this impressive home has been extensively extended and upgraded to create a generous, highly versatile layout—perfect for modern family living or those seeking space for a dependent relative.

The accommodation briefly comprises an entrance porch opening into a welcoming hallway, cloakroom, and a flexible second lounge/study. At the heart of the home is a superb extended kitchen/breakfast room, complemented by a separate dining room flowing into an impressive main lounge—ideal for entertaining. There is also a large utility room and a ground floor bedroom with en suite wet room, offering excellent annex potential.

Upstairs, you'll find three spacious double bedrooms, including a standout principal suite with en suite shower room and walk-in dressing room, alongside a family bathroom with separate shower. (Originally designed as four bedrooms, one has been thoughtfully incorporated to enhance space.)

Outside, the property continues to impress with ample parking for 4–5 vehicles and a large, private rear garden backing onto open parkland. Designed for outdoor living, it features a generous slate-paved entertaining terrace, a raised timber barbecue area, lawn, and extensive exterior lighting—perfect for relaxing or hosting in style.

### Room Descriptions

#### Entrance Lobby

There is a recessed entrance porch leading through to the entrance lobby which then leads through to the entrance hall, with glass and wood staircase to the first floor, under stairs cupboard.

#### Cloakroom

Tiled floor, recessed vanity unit with stone basin, mirrored walls, concealed cistern W.C. window to the front.

#### Lounge/Study

4.31m x 2.73m (14' 2" x 8' 11") Window to the front, sliding part glazed door.

#### Utility Room

5.8m x 3.88m (19' 0" x 12' 9") This room is triangular in shape leading from the entrance hall there is a side hall which leads to the utility room, tiled floor, extensive range of units with a wood block Oak work top. Space and plumbing for washing machine and tumble dryer, two skylights, large window to the rear garden.

#### Bedroom 4

4.8m x 4.6m (15' 9" x 15' 1") Max, window to the rear, door to the en suite wet room, RCD unit, recessed ceiling lighting.

#### En Suite Wet Room

1.67m x 2.4m (5' 6" x 7' 10") With fully tiled walls and floor, extractor fan, electric shower unit, low level W.C. wash hand basin.

#### Kitchen/breakfast room

A stunning L-shaped kitchen/breakfast room designed for both style and functionality, featuring a sleek porcelain tiled floor and an extensive range of high-gloss units topped with oak butcher's block-style work surfaces. A striking coloured glass splashback and enamel sink unit add to the contemporary finish.

Well-equipped for modern living, the kitchen includes a five-ring gas hob with stainless steel extractor, integrated dishwasher, and built-in Bosch double oven and microwave, along with space for an American-style fridge/freezer. LED plinth and under-unit lighting.

French doors open directly onto the rear garden, connecting indoor and outdoor living.

#### Dining Room

6.0m x 3.6m (19' 8" x 11' 10") Finished with a stylish porcelain tiled floor, this inviting space features a characterful wood burner set against a striking slate feature wall. Large picture windows and French doors to the rear provide a seamless connection to the garden.

#### Lounge

7.4m x 3.94m (24' 3" x 12' 11") A front-facing window brings in natural light, complemented by a striking illuminated media wall with bespoke inglenook-style recesses—perfect for display and entertainment—finished with two stylish wall lights.

#### Landing

With roof access with ladder, airing cupboard.

#### Bedroom 1

3.3m x 4.05m (10' 10" x 13' 3") Window to the front, walk in dressing room, door to the en suite shower room.

#### En suite shower room

1.64m x 2.3m (5' 5" x 7' 7") Fully tiled walls and floor, electric shower with two shower heads, vertical towel radiator, concealed cistern W.C., vanity unit with basin mounted, large fitted mirror, recess ceiling lighting.

#### Dressing room

2.45m x 1.3m (8' 0" x 4' 3") With a sliding door, fitted shelving, wardrobe furniture.

#### Bedroom 2

3.0m x 3.92m (9' 10" x 12' 10") fitted wardrobes, window to the front.

#### Bedroom 3

3.69m x 5.98m (12' 1" x 19' 7") This is an L shaped room with two sets of built in wardrobe cupboards, two windows to the front. This room can easily be converted back into two bedrooms if needed.

#### Bathroom

Fully tiled walls and floor, separate shower enclosure, vanity unit with storage and mounted wash hand basin, tiled panelled bath, fitted mirror, window to the front.

#### Outside

As you arrive, a wide, welcoming tarmac driveway provides generous parking for four to five vehicles, complemented by a high stone/block frontage for added privacy.

To the right, a range of timber storage sheds leads through to a substantial detached outbuilding, cleverly divided into two sections and finished in stylish Cedral grey cladding, complete with power and lighting—ideal for storage, hobbies, or workspace.

To the rear, the garden has been thoughtfully designed for both relaxation and entertaining. A timber decked terrace flows directly from the dining room, leading to two distinct areas separated by a feature wall. One side boasts an extensive slate-paved patio, perfect for outdoor dining and socialising, while the other offers a level lawn backing onto open amenity parkland, with a gate providing direct access.

Beyond the lawn, a raised timber decked barbecue area creates the perfect spot for summer gatherings. The entire garden enjoys a high degree of privacy, making it a peaceful and versatile outdoor space.