

GROUND FLOOR

1ST FLOOR

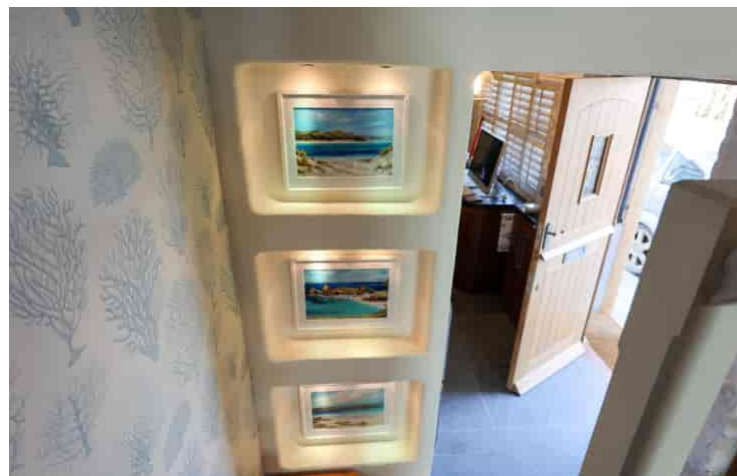
2ND FLOOR



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152 PHERNYSSICK ROAD, ST AUSTELL, CORNWALL PL25 3UB

PRICE £349,950



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LIDDICOAT & COMPANY ARE PLEASED TO OFFER THIS BEAUTIFULLY RESTORED AND LOVINGLY RENOVATED COTTAGE WHERE ATTENTION TO DETAIL IS ABOVE AND BEYOND ANY NORMAL PROJECT WITH A HUGE AMOUNT OF THOUGHT AND WORK, WHICH COULD ONLY HAVE BEEN DONE BY THE OWNERS DEDICATION AND ATTENTION TO DETAIL. THERE ARE SO MANY FEATURES IMPOSSIBLE TO LIST, THIS PROPERTY AS YOU CAN SEE BY THE PICTURES AND VIRTUAL TOUR IS A ONE OFF AND WE WOULD HIGHLY RECOMMEND VIEWING TO REALLY SEE THE STANDARD OF WORKMANSHIP. EPC E54.

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The Property

Liddicoat & Company are pleased to offer this beautifully restored and lovingly renovated cottage where attention to detail is above and beyond any normal project with a huge amount of thought and work, which could only have been done by the owners dedication and attention to detail. There are so many features impossible to list, this property as you can see by the pictures and virtual tour is a one off and we would highly recommend viewing to really see the standard of workmanship.

The accommodation for Sea View is full of individual charm and briefly comprises of a compressively fitted kitchen, dining area with lovely granite open fireplace with wood burner opening into the lounge, which then offers bi-folding oak doors into the conservatory opening to a patio through to the garden and towards the base of the garden a substantial summer house/home office. To the first floor and beautiful bathroom really takes pride of place with a stand alone bath, separate walk in shower, touch sensitive mood lighting and delightful decorative tiling. On this floor are two double bedrooms with built in storage whilst leading to the second floor is an attic bedroom. To the first and second floor there are good views of the sea and coast line. The property has three car parking spaces to the rear and a completely enclosed garden area with trellis area draped in Wisteria, a circular central lawn, a slate paved seating area, stone water feature all encompassed by a wealth of shrubs and flowering plants. At the base of the garden is a summer house/home office/hobbies room with power and light.

Room Descriptions

Open Canopy Porch

Finished in oak with outside courtesy light, natural slate parking area, outside tap, small bin recess.

Kitchen

6' 4" x 14' 5" (1.93m x 4.39m) Oak stable door, with leaded light screen, mosaic marble fully tiled walls, large recess for fridge freezer and small storage lockers. feature wall with recess shelving and small cupboard. Stainless steel ELICA double extractor with lights, reconstituted work surface and walnut veneered units, with 4 ring Capel hob unit. Small cupboard concealing under floor heating manifold. Window to the side with variable folding shutters. Wall mounted Worcester gas fired boiler, Siemens eye level double oven, plumbing for washing machine and a dishwasher. Natural slate flag stone flooring above under floor heating with 30 minutes heat up time which which extends through to the dining and living rooms.

Dining Room

15' 2" x 7' 8" (4.62m x 2.34m) Hardwood staircase leading up to the first floor. Thermostat, range of lights on dimmer switches. Exposed granite and large oak lintel. Feature fire place with herringbone bricks to the rear, exposed granite to the front, large wood lintel divides the lounge. Feature use of wood effect ceramic tiling to the wall in the dining room, with window to the rear with folding louvered shutter doors. Recess display with low voltage lighting.

Lounge

10' 6" x 15' 2" (3.20m x 4.62m) wall lights, pendent light and folding bifolds finished in oak and glazed, extending through to the conservatory, window to the rear, ceramic wood effect tiling to the wall opposite wall finished with feature wood panelling.

Conservatory

13' 10" x 10' 6" (4.22m x 3.20m) pitched roof with fitted with blinds, used twice. Natural slate floor with under floor heating. Wood panelling to walls, exposed stone wall. French doors leading to patio.

Bedroom One

9' 8" x 12' 3" (2.95m x 3.73m) Central feature light with matching wall lights with two windows to the front with folding shutters, radiator, double oak doors leading into fully fitted wardrobe, with hanging rails and high level locker.

Bedroom 2

9' 3" x 8' 8" (2.82m x 2.64m) radiator, window and shutters, light on dimmer switch, built in wardrobe cupboard with power inside and light.

Bathroom

15' 3" x 6' 4" (4.65m x 1.93m) with large airing cupboard comprising oak shelving, with radiator, natural slate floor and slate walls in the main feature glass pebble tiled areas to reflect light in different colours. The lighting being adjusted via a control panel. Stand alone bath with separate water feed with shower head attachment. Two uplighters with archway, illuminated mirror with vanity unit below, waterfall mixer tap, low level WC, towel radiator, window to the side, window to the rear. Walk in shower with large shower head, extractor.

Attic Room

11' 9" x 11' 3" (3.58m x 3.43m) three eve storage cupboards on the left, one to the right with open recesses. Two very large Falero skylights looking out to the sea, very large storage cupboard.

Outside

From the conservatory there is a Pergola and slate patio with steps leading to the side where we have a stone wall and wooden screening leading to the side covered area, finished in slate with power available, very useful for storage. Attractive wooden gate leading to the rear drive parking area. From the first raised patio area there are steps leading down to a central circular lawn bordered sandstone surround which then leads to a sandstone patio/ seating area with shrub borders and granite steps and pathway leading down to the Summerhouse/ Office, There is a delightful water feature set against a stone Granite wall.

Summerhouse/ Office

11' 6" x 11' 5" (3.51m x 3.48m) window to the side, power and light connected, 3 sets of lights.