

GROUND FLOOR
1411 sq.ft. (131.0 sq.m.) approx.

1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.

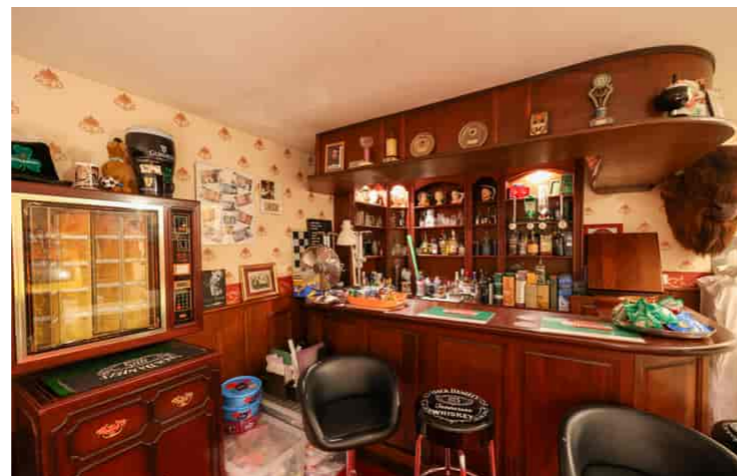


TOTAL FLOOR AREA: 2385 sq.ft. (221.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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WOODVIEW, ST AUSTELL ROAD, ST AUSTELL, CORNWALL

PL25 3RQ

PRICE £725,000



WOODVIEW IS AN INDIVIDUAL PROPERTY BUILT BY THE CURRENT OWNERS FINISHED IN POINTED BRICKWORK ENJOYING A TRULY INDIVIDUAL POSITION WITH AN EXTENSIVE GARDEN AREA APPROACHING HALF AN ACRE WITH THE OPTION TO SELL AN ADDITIONAL AMOUNT OF GROUND IF REQUIRED, SUBJECT TO FURTHER NEGOTIATION. THE ACCOMMODATION IN ITS CURRENT CONFIGURATION COMPRISES OF ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, SEPARATE DINING ROOM, UTILITY ROOM, CLOAKROOM, VERY IMPRESSIVE FLOOR TO CEILING LOUNGE TO THE FIRST FLOOR GALLERIED LANDING, THREE BEDROOMS, MAIN BATHROOM AND EN SUITE SHOWER ROOM TO THE MAIN BEDROOM. THERE IS ALSO A VERY IMPRESSIVE DOUBLE/ TRIPLE GARAGE WHICH IS USED AS A GAMES ROOM AT PRESENT. CAN EASILY BE 5 BEDROOMS.

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

Woodview is an individual property built by the current owners finished in pointed brickwork enjoying a truly individual position with an extensive garden area approaching half an acre with the option to sell an additional amount of ground if required, subject to further negotiation. The accommodation in its current configuration comprises of Entrance hall, kitchen/breakfast room, separate dining room, utility room, cloakroom, very impressive floor to ceiling lounge, to the first floor galleried landing, three bedrooms, main bathroom and en suite shower room to the main bedroom with doors leading out onto an enclosed sun terrace. There is also a very impressive double/triple garage which is used as a games room at present. Please note that at present the property offers three bedrooms, but was designed as a five bedroom house with two bedrooms situated over the living room which is shown on the plan provided. We feel this would be a major upgrade to the existing building without the need for further extension as this contained within the structure.

Room Descriptions

Location

St Austell is one of the largest towns in Cornwall and offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining.

Double Garage

17' 8" x 31' 2" (5.38m x 9.50m). Configured as a snooker room with bar area and roof access.

Cloakroom

4' 3" x 6' 7" (1.30m x 2.01m). Tiled floor. Fully tiled walls. Window to the front. Shaver socket.

Utility Area

6' 0" x 10' 9" (1.83m x 3.28m). Full glazed door to the rear. Sunk unit, space for fridge / freezer. Grant oil fired boiler. Space and plumbing for washing machine. Tiled floor. Door leading to:

Kitchen

(4.3 x 3.17m) 14' 3" x 17' 9" (4.34m x 5.41m) Narrows to ' ' x 10' 5". Window to the front. Sink unit with mixer tap. Granite work surface. Built in dishwasher, fridge / freezer. Extractor canopy. Neff hob with gas ring to the side. Breakfast bar. Tiled floor. Build in Bosch oven. Microwave. Window to the rear. Various shelves. Wine rack. Low voltage lighting.

Hallway

8' 4" x 8' 6" (2.54m x 2.59m). Hard wood leaded light glazed door and side screens to the front. Hat and coat cupboard. Wall light. Low voltage lighting. Archway leading to:

Living Room

14' 11" x 24' 1" (4.55m x 7.34m). Large window to the front. Window to the side. Open Oak staircase with half landing and landing window. Low voltage lighting. Open and vaulted ceiling but this has been designed to take a second floor. Double part glazed doors leading to:

Dining Room

11' 8" x 20' 0" (3.56m x 6.10m). Window to the rear and side. French doors to the rear. Low voltage lighting. Five up lighters and plinth lighting.

First Floor Landing

7' 5" x 7' 4" (2.26m x 2.24m).

Bedroom 2

10' 9" x 11' 7" (3.28m x 3.53m). Window to the rear. Low voltage lighting. Door leading to:

'Jack & Jill' Shower Room

5' 5" x 8' 0" (1.65m x 2.44m). Towel radiator. Fully tiled walls. Corner shower unit with mains shower. Wash hand basin. Mirror. Shaver socket. Low level WC.

Bedroom 3

2.79m x 2.67m (9' 2" x 8' 9") window to the front

Bedroom 1

12' 2" x 17' 10" (3.71m x 5.44m). Entrance corridor. Airing cupboard to the left housing a cylinder. Access to roof void with ladder. To the right hand side an en-suite shower room. Window to the front and the rear. Archway leading to a lovely large wardrobe cupboard. Second cupboard. French doors leading out onto a sun decked area with hot tub.

En-suite Shower Room

Concealed cistern with low level WC. Window to the rear. Various storage cupboards. Mirror. Display cabinets. Vanity unit. Towel radiator.

Outside

Woodview is accessed from the main A390 on the left with a combined entrance with Cudra Aquatics. The lane splits to the left and provides access to Woodview. Most of the garden is to the front and side and extends to approx .5 acre, the boundaries have not been erected at present, so it is possible to alter this by negotiation. There is plenty of parking for many vehicles and the property is particularly well hidden. To the rear is a level garden and this backs onto an area of wood land.