






The floor plan shows a first floor with the following layout:

- LOUNGE/DINER:** Located on the left side of the plan.
- KITCHEN:** Located on the right side of the lounge/diner.
- BEDROOM 1:** Located at the bottom left of the plan.
- BEDROOM 2:** Located at the top right of the plan.
- BEDROOM 3:** Located at the bottom right of the plan.
- BATHROOM:** Located at the top center of the plan.
- SHOWER:** Located at the bottom right of the plan, adjacent to Bedroom 3.
- LANDING:** A central landing area with stairs leading "UP" and "DOWN".

A watermark "Liddi Hat & Company" is visible in the center of the plan.

A two-story, cream-colored house with a dark green door and white-framed windows. The house has a chimney and a satellite dish on the roof. A small stone outbuilding is visible in the background.



6, Vicarage Hill, St Austell, Cornwall, PL25 5PL
Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

This charming and deceptively spacious three-bedroom end-terrace cottage is perfectly situated just moments from the historic Charlestown Harbour, a stunning UNESCO-listed location famed for its tall ships, characterful cottages, and vibrant maritime heritage. As one of Cornwall's most sought-after destinations, Charlestown offers a unique blend of history, coastal beauty, and village charm, with a selection of cafés, restaurants, and independent shops just a short stroll away. The property itself boasts well-proportioned accommodation, featuring a welcoming open-plan lounge leading into a separate kitchen, three generously sized bedrooms, and a well-appointed bathroom. Outside, a private driveway provides parking for two cars, while a quaint courtyard garden offers a peaceful spot to relax and unwind. Whether you're seeking a character-filled coastal home, a holiday retreat, or an exceptional investment opportunity, this delightful cottage offers the perfect chance to own a piece of Charlestown's historic charm in an enviable setting.

The property benefits from gas central heating.

Charlestown is a vibrant coastal village offering a fantastic range of amenities, the village features a well regarded primary school and enjoys excellent connectivity, with St Austell's mainline railway station just 1.5 miles away, providing convenient transport links to the wider region.

Room Descriptions

Kitchen Area

21' 0" x 6' 4" (6.40m x 1.93m) A charming half-glazed stable door welcomes you into the kitchen, where double-glazed windows to the front and side fill the space with natural light. The kitchen is fitted with a range of stylish wood-fronted units, offering ample storage, along with a built-in oven and a sink unit. There is space and plumbing for a washing machine, while a wall-mounted Glow-worm gas boiler ensures efficient heating. The characterful open-beamed ceiling adds warmth and charm, creating a beautifully inviting space.

Living Area

21' 0" x 12' 4" (6.40m x 3.76m) This beautifully presented living space is enhanced by six elegant double wall lights, creating a warm and inviting atmosphere. A window with a delightful window seat to the front offers a perfect spot to relax, while the characterful wrought iron fireplace adds a touch of timeless appeal. A half-glazed door leads to the stairwell, with a convenient under-stairs cupboard and small recess providing additional storage. The room also benefits from a side window, an electric meter cupboard, and a front door, ensuring both practicality and character throughout.

Bathroom

9' 3" x 9' 3" (2.82m x 2.82m) This well-appointed bathroom features a rear-facing window for natural light, a convenient corner storage unit, and a stylish wash hand basin. It is complete with a low-level W.C., a panelled bath, and a sleek tiled floor, combining practicality with a modern finish.

Bedroom 1

13' 6" x 9' 10" (4.11m x 3.00m) This bedroom benefits from a front-facing window. It features a recessed shower with a mains-powered shower, offering convenience.

Bedroom 2

14' 0" x 7' 6" (4.27m x 2.29m) Window to the side.

Bedroom 3

13' 5" x 6' 4" (4.09m x 1.93m) This room enjoys a bright and airy feel with dual-aspect windows to the front and side, allowing for plenty of natural light throughout the day.

Outside

To the front of the property, you'll find a small, low-maintenance courtyard area, perfect for outdoor relaxation. To the right-hand side, there is a driveway with parking space for two cars, offering added convenience and practicality.