

GROUND FLOOR

1ST FLOOR



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11 RIDGEWOOD CLOSE, ST AUSTELL, CORNWALL PL26 6AT

PRICE £475,000



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FOR SALE FOR THE FIRST TIME SINCE CONSTRUCTION IS THIS DETACHED FAMILY HOUSE QUIETLY SITUATED IN THIS SMALL SELECT CUL DE SAC WHICH LIES AT THE TOP OF PORTHPEAN, A BEAUTIFUL COASTAL LOCATION WITHIN A FEW MINUTES WALK TO THE BEACH. THE PROPERTY IS CHAIN FREE AND COMPRISES OF AN ENTRANCE CONSERVATORY, HALL, CLOAKROOM, DUAL ASPECT LOUNGE, SMALL BREAKFAST/STUDY AREA, KITCHEN, DINING ROOM/4TH BEDROOM, UTILITY LOBBY, LANDING, THREE BEDROOMS AND BATHROOM. OUTSIDE TO THE FRONT AND SIDE THERE IS HARDSTANDING PARKING AREA, A MATURE FRONT GARDEN AND AN ENCLOSED MATURE PRIVATE GARDEN WHICH BACKS ONTO PORTHPEAN/DUPORTH WOODS.

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The Property

For sale for the first time since construction is this detached family house quietly situated in this small select cul de sac which lies at the top of Porthpean, a beautiful coastal location within a few minutes walk to the beach. The property is chain free and comprises of an Entrance conservatory, hall, cloakroom, dual aspect lounge, small breakfast/study area, kitchen, dining room/4th bedroom, utility lobby, landing, three bedrooms and bathroom. Also beneficial is a serviced solar hot water system from the panel on the roof. Outside to the front and side there is hardstanding parking area, a mature front garden and an enclosed mature private garden which backs onto Porthpean/Duporth woods. There is suitable scope for alterations and, or extensions.

Ridgewood Close is set amidst picturesque countryside between the harbour villages of Charlestown and Pentewan. Porthpean is an attractive and particularly sought-after coastal village with its own sandy beach, sailing club and golf course offering easy access to the South West Coast Path with its outstanding coastal scenery. Charlestown is renowned for its Georgian harbour built by local landowner Charles Rashleigh today providing home for many tall ships that moor there.

The market town of St Austell provides a comprehensive range of shopping, banking, schooling and recreational facilities, including easy walking distance to local supermarkets and schools. Truro, the commercial centre of the county approximately fifteen miles distant, offers a fine array of shops together with leading educational establishments.

Both St Austell and Truro have mainline rail connections to London Paddington and Newquay Airport on the north coast offers daily scheduled flights to both domestic and international destinations.

Room Descriptions

Front Entrance Conservatory
3.36m x 1.236m (11' 0" x 4' 1")
clear glass roof, UPVC

Entrance hall
1.211m x 4.573m (4' 0" x 15' 0")
modern night storage heater,
telephone point and full glazed
door, UPVC windows to either
side. Stairs to the first floor.

Downstairs Cloakroom
1.27m x 1.085m (4' 2" x 3' 7")
low level WC, wash hand basin.

Living room
3.378m x 6.05m (11' 1" x 19' 10")
attractive tiled open fire place,
sliding patio doors to rear, large
window to the front and window to
the side, night storage heater
leading door to entrance hall.

Breakfast Area
2.31m x 2.21m (7' 7" x 7' 3")
louver doors to under stairs
cupboard, wall lights, large window
to rear and archway leading to the
living room.

Kitchen
2.081m x 4.288m (6' 10" x 14' 1")
space for cooker, window to front,
part glazed door to the front
entrance hall, space for fridge,
under stair recess with light and
base unit, night storage heater.
Built in larder unit backs onto the
rear wall, extractor fan, window to
rear and door through to dining
area room.

Dining Room
2.466m x 4.955m (8' 1" x 16' 3"),
large window to front, night
storage heater, RCD unit, window
to side, part glazed door to the
kitchen and timber effect full
glazed UPVC door and side
screen to small screen to utility
lobby.

Utility Lobby
2.482m x 0.810m (8' 2" x 2' 8")
houses plumbing for washing
machine high level cupboard and
thermostat and UPV door to rear.

Landing
Night storage heater and access
to the roof void, large airing
cupboard and all rooms off.

Bedroom 1
3.48m x 3.37m (11' 5" x 11' 1")
large window, panel radiator,
narrowing by door recess, built in
wardrobe, which backs onto the
airing cupboard.

Bedroom 2
3.7m narrows to 2.7m x 2.51m
narrows to 1.821m (12' 2" x 8' 3")
large window to front, wash basin,
doorway and access into the roof
void, panel radiator.

Bedroom 3
3.73m x 2.27m (12' 3" x 7' 5")
large window to rear, wash hand
basin, and panel radiator.

Bathroom
3.341m x 1.56m (11' 0" x 5' 1")
towel radiator, pea shaped bath
with shower mixer attachment,
extractor fan, window to rear,
wash hand basin WC and panel
radiator.

Summer House

Outside
To the front of the property is a
mature garden which does provide
some screening to the front and to
the left hand side a small driveway
which provides parking, this also
extends to the left hand side for
further parking and it is considered
that further extension of the
parking area is possible by taking
away some of the shrubs. There
are pathways either side of the
property which lead to the rear
garden. To the rear is a very
pleasant private garden offering
patio, lawn and a number of
mature shrubs. There is also a
useful timber summer house.
Beyond the rear boundary a very
natural wooded backdrop provides
a quiet and pleasant environment.