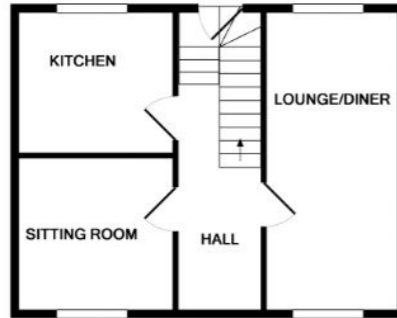


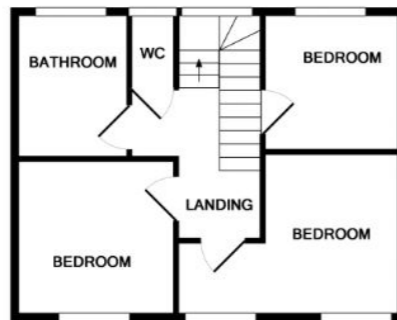
7 RECTORY ROAD, ST STEPHEN, ST AUSTELL, CORNWALL

PL26 7RJ

PRICE £325,000



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix G2012



A SUBSTANTIAL AND ATTRACTIVE CHARACTER STONE BUILT END TERRACED HOUSE ENJOYING A LOVELY VILLAGE LOCATION OFFERING GENEROUS FAMILY ACCOMMODATION WITH BEAUTIFULLY MATURE LARGE REAR GARDEN. A DELIGHTFUL PROPERTY WITH MANY FEATURES WITH ACCOMMODATION WHICH BRIEFLY COMPRISES OF ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, LOUNGE/DINING ROOM, KITCHEN, REAR LOBBY, LANDING, THREE LARGER BEDROOMS, BATHROOM AND SEPARATE W.C. OUTSIDE LARGE GARAGE, GAMES/HOBBIES/HOME OFFICE ROOM, GARDEN STORE, AND UTILITY STORE. THE PROPERTY ALSO ENJOYS OIL CENTRAL HEATING AND U.P.V.C. DOUBLE GLAZED WINDOWS.

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

A substantial and attractive character stone built end terraced house enjoying a lovely village location offering generous family accommodation with beautifully mature large rear garden. A delightful property with many features with accommodation which briefly comprises of entrance porch, entrance hall, sitting room, lounge/dining room, kitchen, rear lobby, landing, three larger bedrooms, bathroom and separate W.C. Outside large garage, games/hobbies/home office room, garden store, and utility store. The property also enjoys oil central heating and U.P.V.C. double glazed windows.

As you enter the entrance porch and hallway you can see that the door and surrounding glazing is original stained leaded glasswork as is the staircase. There are exposed stone walls used as a feature and a well fitted kitchen and spacious bathroom with separate shower. The garden is very private and well stocked with many mature shrubs and bushes.

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. St Stephen offers a range of village amenities including shop and Post Office, a public house, primary, and secondary schools. The property is situated within driving distance of St Austell. St Austell itself offers a wider range of shopping facilities including the larger supermarkets and entertainments

Room Descriptions

Entrance Porch

Part glazed panelled door to the Entrance porch, meter cupboard, The original door and side screens leading to the entrance hall, mosaic tiled floor, part glazed door leading to the rear lobby, stairs to the first floor, telephone point.

Sitting Room

12' 3" x 12' 10" (3.73m x 3.91m) An attractive tiled open fireplace, two cupboards either side of the chimmley breast, picture rail, window to the front,

Lounge/dining room

Dining Area 12' 6" x 9' 0" (3.81m x 2.74m) finished with a natural stone exposed wall to the rear, window to the rear, built in cupboard with louvered door. Lounge area 10' 3" x 10' 6" (3.12m x 3.20m) tiled fireplace with raised hearth, window to the front, original cornice and coving.

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m) Leading from the entrance hall is a small lobby with stable door leading to the garden and under stairs cupboard. Attached outside W.C. With window to the rear, offering plenty of storage with base units high level and larder cupboards, tiled splashback, space and plumbing for dishwasher and washing machine, enamel sink unit with mixer tap, built in double oven with gas hob and extractor, wooden effect work top, exposed open beamed ceiling.

Landing

With large landing window,, access to the roof space which has a ladder, the roof has a velux window and is boarded. There is a small lobby leading of from the landing which leads to the bathroom and separate W.C.

Bedroom 3

11' 4" x 10' 7" (3.45m x 3.23m) Window to the rear.

Bedroom 2

11' 8" x 11' 9" (3.56m x 3.58m) Plus recess, large built in sotrage cupboard.

Separate W.C.

Low level W.C.

Bathroom

10' 6" x 8' 5" (3.20m x 2.57m) Window to the rear, half tiled walls, large corner shower with mains shower and glass surround, panelled bath low level W.C. wash hand basin, towel radiator.

Bedroom 1

15' 2" x 11' 0" (4.62m x 3.35m) Two windows to the front.Ornate fireplace.

Utility Room

9' 4" x 6' 1" (2.84m x 1.85m) Space for fridge/freezer, tumble dryer.

Hobbies/home office room

23' 4" x 13' 3" (7.11m x 4.04m) Power and light, French door in U.p.v.c. and matching windows.

Garden Workshop

15' 5" x 9' 2" (4.70m x 2.79m) Power and light

Garage

26' 0" x 10' 6" (7.92m x 3.20m) With remote control electric door, power and light connected. Pitched roof, windows to the side and rear.

Outside

To the front of the property there is a small raised lawn and tarmac side driveway with parking for several cars which then leads to the garage. From the drive there is a gate leading to an enclosed courtyard and the rear garden which enjoys a multitude of mature shrubs and trees together with lawn areas and access to the outbuildings. The garden is very private and larger than it first appears. The property is on a water meter.