

GROUND FLOOR



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7 POCHIN HOUSE, CARCLAZE ROADST AUSTELL PL25 3RX

PRICE £215,000



**\*\*RE-AVAILABLE DUE TO CHAIN BREAK \*\*** LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS CONTEMPORARY TWO BEDROOM APARTMENT SITUATED WITHIN A PRIVATE GATED DEVELOPMENT ON THE OUTSKIRTS OF ST AUSTELL. THE ORIGINAL BUILDING DATES BACK TO THE BEGINNINGS OF THE ENGLISH CHINA CLAY COMPANY, WITH POCHIN HOUSE BEING THE ORIGINAL CLAY-DRYING HOUSE, BEAUTIFULLY CONVERTED INTO TWENTY APARTMENTS BY WAIN HOMES WITH ATTRACTIVE DISTANT SEA VIEWS TOWARDS ST AUSTELL BAY AND ACROSS THE TOWN. EPC BAND C.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933



### The Property

**\*\*RE-AVAILABLE DUE TO CHAIN BREAK \*\*** Liddicoat & Company are pleased to offer for sale this contemporary two bedroom apartment situated within a private gated development on the outskirts of St Austell. The original building dates back to the beginnings of the English china clay company, with Pochin House being the original clay-drying house, beautifully converted into twenty apartments by Wain Homes with attractive distant sea views towards St Austell Bay and across the town. EPC Band C.

### Room Descriptions

#### Location

The development is attractively and privately set behind wrought iron security gates which open and lead to the allocated parking spaces located behind the building. There are well tended communal gardens.

Situated on the outskirts of St Austell, Pochin House is in an excellent location to access the world famous Eden Project and all the attractions that Cornwall has to offer. Extensive shopping facilities can be found in the nearby town of St Austell, a five minute drive away, and the Cathedral city of Truro. The south coast offers a choice of beaches and coastal walks at Carlyon Bay, Porthpean and the ever popular working port of Charlestown which are all within a couple of miles. Domestic and international flights are available at Newquay airport which can be reached within approximately a twenty five minute drive and main line rail services to London are obtainable in Truro.

#### Communal Entrance Hall

Access from the front of the building with stairs lead up to a first floor landing and the entrance door to the apartment. This also contains intercom access.

#### Hallway

With doors into Bedroom 2 and the Living Room

#### Open Plan Living Room & Kitchen

24' 9" x 15' 4" (7.54m x 4.67m) narrowing to 13'3". Living Room area: Floor to ceiling double glazed windows to the front elevation enjoying panoramic views across the town and St Austell Bay. Under floor heating. Kitchen: Fitted with a range of wall, base and drawer units with work surface over, plumbing for washing machine, inset sink, waste disposal and drainer unit, built in dishwasher, fridge/freezer, electric hob, extractor unit and double oven, tiled splashbacks, built in double cupboard housing the hot water system.

#### Bedroom 1

13' 5" x 8' 7" (4.09m x 2.62m) fitted wardrobes, electric panel heating, double glazed window to front elevation and door into

#### Ensuite

Shower cubical with glass surround, wash hand basin, low level WC and heated towel rail.

#### Bedroom 2

10' x 9' 1" (3.05m x 2.77m) fitted wardrobes, electric panel heating and window to front elevation.

#### Family Bathroom

White bathroom suite with wash hand basin, low level WC, panel bath with mixer shower over, heated towel rail

#### Outside

Communal gardens and allocated parking space, also visitor parking

#### Agents Note

The property enjoys a 999 year lease from 2005. We have been informed there is an annual maintenance/ground rent charge of approximately £1040 per annum