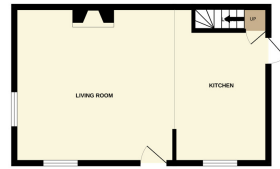


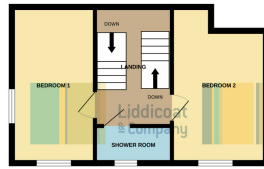
1 THE SQUARE, PENTEWAN, ST AUSTELL, CORNWALL PL26 6DA

PRICE £450,000

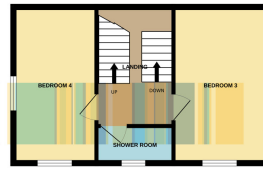
GROUND FLOOR
260 sq ft. (23.4 sq m.) approx.



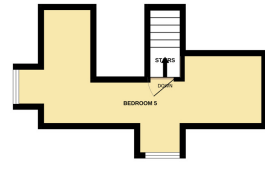
1ST FLOOR
354 sq ft. (32.9 sq m.) approx.



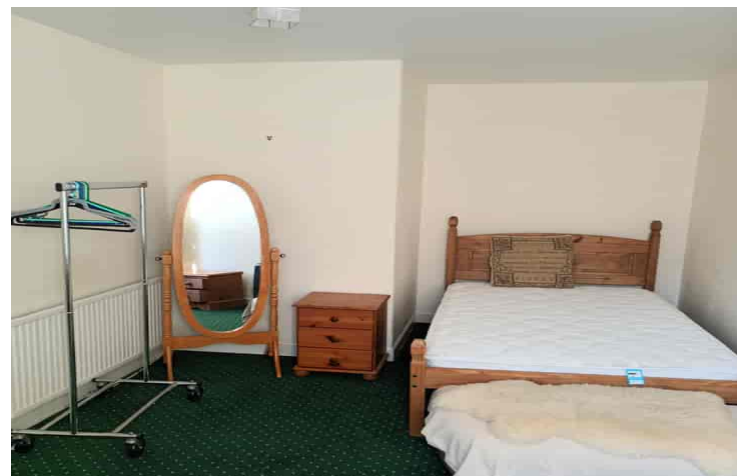
2ND FLOOR
366 sq ft. (34.0 sq m.) approx.



3RD FLOOR
196 sq ft. (18.2 sq m.) approx.



TOTAL FLOOR AREA: 1277 sq ft. (118.6 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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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.

FOR SALE AND CHAIN FREE IS THIS OPPORTUNITY TO PURCHASE AN IMPOSING END TERRACE SUBSTANTIAL BUILDING FORMING PART OF THE SQUARE AT THE CENTRE OF THE VILLAGE WITH IMMEDIATE ACCESS TO THE PENTEWAN BEACH AND HARBOUR. STEEPED IN HISTORY AND OFFERING SIZABLE ACCOMMODATION OVER FOUR FLOORS, THIS PROPERTY LENDS ITS SELF TO A VARIETY OF POTENTIAL USES WITH 5 BEDROOM ACCOMMODATION. THE ACCOMMODATION IS SET OUT OVER FOUR FLOORS AS FOLLOWS, LIVING ROOM LEADING THROUGH TO THE KITCHEN, TWO SHOWER ROOMS AND FIVE BEDROOMS. FROM THE ROOMS YOU CAN SEE INTO THE HARBOUR, THE MAIN SQUARE AND BEAUTIFUL VIEWS OF THE BEACH AND SEA. OUTSIDE THERE IS A SMALL SEATING PATIO AREA AND TO THE REAR THERE ARE STEPS LEADING TO A SMALL GARDEN AREA WITH STONE OUTBUILDING, (PROBABLY AND OUTSIDE TOILET AT ONE POINT).

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

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The Property

For sale and chain free is this opportunity to purchase an imposing end terrace substantial building forming part of the square at the centre of the village with immediate access to the Pentewan beach and harbour. Steeped in history and offering sizable accommodation over four floors, this property lends its self to a variety of potential uses with 5 bedroom accommodation.

Pentewan is a popular small coastal village approximately three miles south of St Austell on the south coast of Cornwall, with historic former working harbour and basin. Facilities within walking distance include the coast path, sailing club, large popular sandy beach, cafés, Post Office, convenience shop, Hubbox restaurant and two popular pubs,. The village is within close proximity of Porthpean Golf Club. St Austell town centre offers a wider range of shopping, educational and recreational facilities. The picturesque ports of Mevagissey, Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property. The cottage is opposite the Pentewan trail with pleasant level woodlands walks and cycle path.

Room Descriptions

Lounge

15' 4" x 15' 0" (4.67m x 4.57m)
With UPVC door to the lounge, window to the front and side, fireplace with log burner inset.

Kitchen

15' 0" x 9' 0" (4.57m x 2.74m)
window to the front, door with stairs leading the first floor, door leading to the side with steps leading to a small area of land and a small stone built outhouse, (formerly an outside W.C.)

Shower Room

With a white three piece suite comprising of a shower cubicle with electric shower, low level W.C. wash hand basin, window to the front.

Bedroom

12' 9" x 9' 3" (3.89m x 2.82m) With recess and window to the front.

Bedroom

15' 0" x 8' 0" (4.57m x 2.44m) With window to the front and side.

Bedroom

15' " x 9' 0" (NaNm x 2.74m)
window to the front .

Bedroom

15' 0" x 8' 0" (4.57m x 2.44m)
Window to the front and side.

Shower room

With a white three piece comprising shower cubicle with electric shower, wash hand basin, low level W.C. window to the front.

Bedroom

This is an iregular shaped room, with dormer windows to the front and side.

Outside

To the front there is a small patio area, whilst to the rear there is a small area which is accessed from the side entrance up a flight of stairs. There is also a small stone out building.