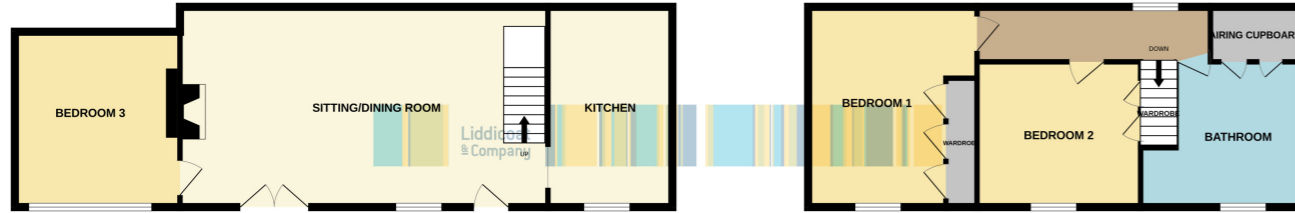


GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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.
 Made with Metropix ©2024

HAWKLANDS, HIGH STREET, ST AUSTELL

PRICE £400,000



A BEAUTIFULLY PRESENTED, SEMI-DETACHED COTTAGE-STYLE PROPERTY THAT COMMANDS UNINTERRUPTED VIEWS ACROSS OPEN COUNTRYSIDE FOR MANY MILES, EXTENDING TO THE COASTLINE. THE PROPERTY IS QUIETLY SITUATED IN A HAMLET ENVIRONMENT, LYING TO THE EASTERN SIDE OF ST AUSTELL TOWN. THE PROPERTY ITSELF HAS BEEN COMPLETELY RENOVATED, REPRESENTING A TURN-KEY SOLUTION. IN BRIEF, THE ACCOMMODATION COMPRISES OF A LARGE LIVING/ DINING ROOM, THREE DOUBLE BEDROOMS – OR STUDY, DEPENDING ON REQUIREMENTS – A WELL-FITTED KITCHEN, AND TWO DOUBLE BEDROOMS AND BATHROOM ON THE FIRST FLOOR. OUTSIDE THERE IS A UTILITY ROOM/STORE, LARGE TIMBER WORKSHOP, BEAUTIFULLY PRESENTED GARDEN WITH SLATE-PAVED PATIO, ORNATE GARDEN AREA, AND FURTHER ON A PRODUCTIVE GARDEN AREA ALL OFFERING EXCELLENT PRIVACY WITH OPEN FIELDS DIRECTLY IN FRONT.

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 beautifully presented, semi-detached cottage-style property that commands uninterrupted views across open countryside for many miles, extending to the coastline. The property is quietly situated in a hamlet environment, lying to the eastern side of St Austell town. The property itself has been completely renovated, representing a turn-key solution. In brief, the accommodation comprises of a large living/ dining room, three double bedrooms – or study, depending on requirements – a well-fitted kitchen, and two double bedrooms and bathroom on the first floor. Outside there is a utility room/store, large timber workshop, beautifully presented garden with slate-paved patio, ornate garden area, and further on a productive garden area all offering excellent privacy with open fields directly in front.

The property has the benefit of UPVC double glazed windows and oil central heating.

Room Descriptions

Lounge/Dining Room

26' 8" x 14' 6" (8.13m x 4.42m)
With full glazed door leading to the main reception room which provides for a spacious light area with plenty of light coming through from the South facing garden. There are stairs leading to the first floor, with understair recess and storage cupboard, open beamed ceilings, Window and French doors leading to the garden, attractive cut stone granite fireplace housing a wood burner and substantial wooden lintol above, two radiators, telephone point, ledge and brace door leading to bedroom 3 or study. Open way leading into the kitchen.

Kitchen

14' 6" x 9' 0" (4.42m x 2.74m)
Finished with a ceramic tiled floor, a range of aqua blue base units and high level cupboards with some tinted glass display cabinets and under unit low voltage lighting, granite stone effect work surface with corresponding vinyl splashbacks, space and plumbing for washing machine, space for fridge/freezer, built in electric oven and microwave, ceramic hob unit with an extractor above, integrated dishwasher, one and a half bowl sink unit, window to the front, open beamed ceiling.

Bedroom 3

12' 0" x 11' 6" (3.66m x 3.51m)
With large window to the front, radiator, two wall lights, recess with built in cupboard with shelving

Landing

18' 0" x 3' 6" (5.49m x 1.07m) With window to the rear, exposed timbers, radiator.

Bathroom

12' 0" x 9' 0" (3.66m x 2.74m)
Enjoying half tiled walls, low level W.C. panelled bath, vanity unit with storage below, double shower with mains powered shower. Useful storage cupboards, one of which houses a Worcester oil fired boiler supplying hot water and radiators. Victorian style radiator, window to the front.

Bedroom 1

12' 0" x 14' 6" (3.66m x 4.42m)
Fitted two double wardrobes further shelved wardrobe, window to the front, radiator and radiator cover.

Bedroom 2

10' 0" x 11' 0" (3.05m x 3.35m)
With two fitted wardrobe cupboards, window to the front, radiator, exposed roof timbers.

Outside

Hawklands has a hardstanding area to the side of the property for two cars at present, and to the right hand side a very useful timber workshop with light and power connected. Further to the side is a wooden gated access to a productive garden area with a gravelled pathway leading to the front of the house where we are presented with an large expanse of lawn, lovely patio area and a variety of shrubs including a water feature. This whole area of garden is bounded by open fields. Next to the main entrance is a small utility/outside W.C. and next to this a small log store. If required parking can easily be increased and there is more than enough space to build a garage if needed.