



**11 RIDGEWOOD CLOSE, ST AUSTELL, CORNWALL PL26 6AT**

**PRICE £475,000**



**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.**

**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.

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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.