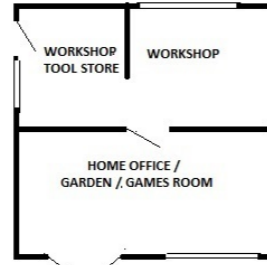


GROUND FLOOR
APPROX. FLOOR
AREA 1221 SQ.FT (113.5 SQ.M)



OUT BUILDING
APPROX FLOOR
AREA 367.5 SQ.FT
(36 SQ.M)



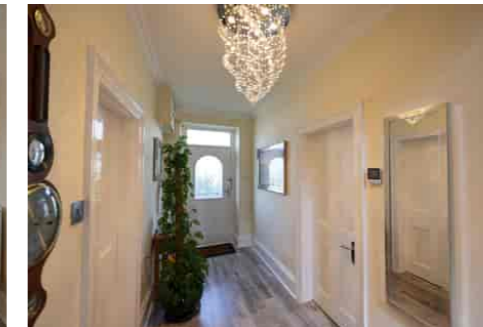
1ST FLOOR
APPROX. FLOOR
AREA 825 SQ.FT (76.6 SQM)

ROSEMOUNT
TOTAL APPROX FLOOR AREA 2433 SQ.FT (226.1 SQM)

Whilst every attempt has been made to ensure the accuracy of the floor plan furnished 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 0019

ROSEMOUNT ST AUSTELL ROAD, ST BLAZEY GATE PAR PL24 2EF

PRICE £565,000



A SUBSTANTIAL DETACHED VICTORIAN RESIDENCE OFFERING BEAUTIFULLY PRESENTED SPACIOUS ACCOMMODATION INCLUDING A VERY LARGE PRIVATE REAR GARDEN LANDSCAPED WITH A WONDERFUL SELECTION OF PLANTS, PATIO AREAS, LAWN AND GARDEN ROOM. ROSEMOUNT HAS BEEN TASTFULLY UPGRADED BY THE CURRENT OWNERS WITH A LARGE FULLY FITTED KITCHEN WITH MATCHING UTILITY CLOAK ROOM AND WC. INCORPORATING THESE MODERN FITMENTS INTO THIS HOUSE ONLY SEEKS TO ENHANCE THE MANY OTHER FEATURES ALREADY PRESENT.

THE OUTLOOK TO THE REAR IS ALSO VERY PLEASANT WITH OPEN FIELDS AND GOOD SEA VIEWS ACROSS TOWARDS GRIBBIN POINT.

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

Rosemount offers very versatile accommodation arranged on two floors and in brief comprises of entrance hall, lounge, kitchen, formal dining room, utility room, cloakroom, W.C, 3rd reception room / bedroom 5, landing, 4 bedrooms, family bathroom, en suite. Outside large driveway parking for many cars, space for a boat or caravan, large garden room/home office, two work shop areas. lawn, patio's gravelled garden area and space for another dwelling if needed!!

The property has U.p.v.c. windows and doors and heating is powered by a gas fired heating system.

Room Descriptions

Entrance Hall

With leaded light composite door leading into the hallway with stairs to the first floor original hardwood stairs leading to a half landing, under stairs cupboard and full glazed door to the dining room.

Reception room 3

13' 0" x 13' 6" (3.96m x 4.11m) Plus the bay window fitted with sach U.p.v.c. windows, a large range of fitted cupboards, partly suspended ceiling with mood lighting.

Kitchen/Breakfast room

19' x 12' 6" narrowest 9'2" (5.8m x 3.84m at its narrowest 2.8m) Finished with a range of cream high gloss fronted units, comprehensively fitted with base units and high level cupboard, housing for fridge/freezer, tiled splashbacks, recessed lighting, step leading into the dining room, fitted Bosch oven/microwave, second oven, AEG induction hob with glass splashback, extractor, Bosch dishwasher, stainless steel sink with mixer tap.

Dining Room

12' 4" x 9' 6" (3.76m x 2.90m) Part suspended ceiling with concealed mood lighting, two wall lights.

Utility Room

8' 2" x 6' 3" (2.49m x 1.91m) Window to the front, sloping ceiling with recessed lighting, All the units match the kitchen, space for washing machine, tumble dryer, additional space for appliance, housing for fridge/freezer.

Rear storage lobby

12' 8" x 8' 4" (3.86m x 2.54m) Fitted with a further range of matching storage cupboards and glazed U.p.v.c. door leading to the rear garden. Access to the roof void.

CLOAKROOM With low level W.C. and wash hand basin, window to the rear. Half tiled walls.

Landing

This is an attractive open area with an arched stained glass window to the rear.

Bedroom 1

11' 3" x 12' 2" (3.43m x 3.71m) Twin sach U.p.v.c. windows to the front, built in double wardrobe, recess shelving with mood lighting.

Bedroom 2

11' 0" x 12' 4" (3.35m x 3.76m) Window to the rear and side enjoying an open outlook with excellent sea views across to Gribbin Point.

Door leading to an en suite cloakroom with white suite low level W.C. shaver socket and extractor fan, recessed lighting.

Bedroom 3

12' 0" x 12' 3" (3.66m x 3.73m) Twin U.p.v.c. sach windows to the front.

Bedroom 4

8' 8" x 8' 5" (2.64m x 2.57m) Sach U.p.v.c. window to the front.

Bathroom

11' 0" x 8' 6" (3.35m x 2.59m) max 12'3" Fitted with a modern White suite comprising of a double shower with tiled cubicle, main shower head with secondary shower head, two inglenooks, vanity unit with bowl mounted and storage cupboards, stand alone bath, two windows to the rear.

Lounge

10' 8" x 11' 3" (3.25m x 3.43m) Large window to the rear, two inglenooks, partially divided with an open way 12' 3" x 13' 3" (3.73m x 4.04m) the front section enjoying a bay window, door to the hall.

Home office/Games Room

18' 8" x 10' 6" (5.69m x 3.20m) With U.p.v.c. French doors to the front, window to the front, recessed mood lighting, door leading through to a workshop 19' 11" x 9' 6" (6.07m x 2.90m) With window to the rear, power and light connected, side door leading out to a small brick paved service area. To the side of the Garden room is a private patio and hot tub area.

Outside

Hexagonal timber summer house with French doors opening onto a patio area with a lovely water feature, adjoining pergola with built in circular table, power and light, From this point there is a gravelled pathway leading to a large lawned area and a lattice screened enclosed gravelled garden with central patio and raised shrub beds.

There is an additional small separate lawned area which has a greenhouse and small chicken coop.

To the front of the property is a stone wall front boundary and side driveway providing access to a level lawned garden. To the end of the first driveway area are wooden gates which open out to provide access to the inner drive where there is even more parking available