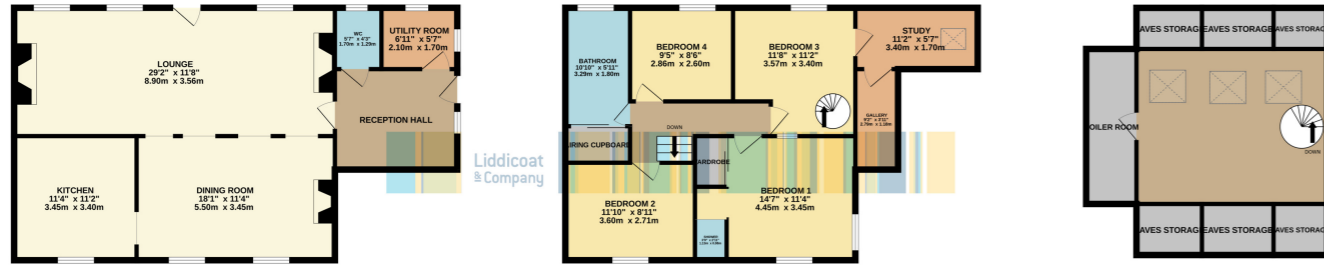


GROUND FLOOR  
811 sq ft (75.3 sq.m.) approx.

1ST FLOOR  
705 sq ft (65.5 sq.m.) approx.

2ND FLOOR  
456 sq ft (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1972 sq.ft. (183.2 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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ST AUSTELL ROAD, ST BLAZEY GATE, PAR

PRICE £385,000



**THIS CHARMING SEMI-DETACHED FOUR-BEDROOM COTTAGE IS FULL OF CHARACTER AND INDIVIDUALITY, OFFERING SPACIOUS ACCOMMODATION AND A BEAUTIFULLY ENCLOSED SOUTH-FACING GARDEN. TUCKED JUST OFF THE A390 IN THE SOUGHT-AFTER BISCOVEY AREA—IDEALLY POSITIONED BETWEEN ST AUSTELL AND PAR—IT'S CLOSE TO SHOPS, SCHOOLS, AND EVERYDAY AMENITIES. A DOUBLE GARAGE AT THE REAR COMPLETES THIS LOVELY HOME. A MUST-SEE FOR THOSE SEEKING CHARM, SPACE, AND CONVENIENCE.**

**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

This charming semi-detached four-bedroom cottage is full of character and individuality, offering spacious accommodation and a beautifully enclosed south-facing garden. Tucked just off the A390 in the sought-after Biscovey area—ideally positioned between St Austell and Par—it's close to shops, schools, and everyday amenities. A double garage at the rear completes this lovely home. A must-see for those seeking charm, space, and convenience.

This captivating character cottage offers a wealth of space and charm, beginning with an impressive entrance hall and minstrel gallery—a striking architectural feature rarely seen. The extensive lounge spans the full width of the property, boasting exposed beams and granite fireplaces at either end, while the elegant dining room with arched pillars and third fireplace flows beautifully into the modern kitchen. With four bedrooms, a family bathroom, utility room, cloakroom, and a versatile attic room, there's ample space for modern living. A cosy study also links to the gallery, adding a quiet corner for work or reading.

Outside, the mature south-facing garden is wonderfully private, with patio areas, well-kept lawns, and established planting. A timber double garage—accessed via a separate lane—complements plentiful parking.

The addition of photovoltaic solar panels ensures excellent energy efficiency and long-term savings. A unique home, rich in character and ideal for those seeking flexible space in a delightful setting.

### Room Descriptions

#### Entrance Hall

3.39m x 2.75m (11' 1" x 9' 0") The entrance hall sets the tone with a part-glazed UPVC door and matching window, tiled flooring, and two skylights that fill the space with natural light. A minstrel gallery adds architectural flair, while two built-in cupboards provide handy storage. A small-paned door leads through to the main lounge, inviting further exploration of this character-filled home.

#### Utility Room

1.68m x 1.98m (5' 6" x 6' 6") Window to the rear, sink unit, space and plumbing for washing machine, extractor fan, useful storage cupboards.

#### Cloakroom

1.2m x 1.67m (3' 11" x 5' 6") Window to the front, low level W.C. low level W.C.

#### Lounge

8.48m x 3.58m (27' 10" x 11' 9") The main lounge exudes character, featuring an open-beamed ceiling, recessed lighting, and a striking floor-to-ceiling granite fireplace set on a raised slate hearth. There is also a sociable bar area with built-in fridge. Additional charm comes from recessed shelving and an impressive second stone fireplace with a traditional clove oven and wood burner. Three arched openings offer a glimpse into the dining room, complemented by an arched doorway. Natural light floods in through three garden-facing windows and a half-paned door that leads directly outside to the patio.

#### Dining Room

3.57m x 5.4m (11' 9" x 17' 9") An inviting dining space featuring open-tread stairs to the first floor and a charming natural stone fireplace with brick lintel and raised slate hearth. A leaded light display window enhances a built-in storage/display cabinet, while six wall lights create a warm ambience. Light pours in through side and front-facing windows, and an open archway leads seamlessly into the kitchen.

#### Kitchen

3.5m x 2.6m (11' 6" x 8' 6") Featuring a ceramic tiled floor and a front-facing window that fills the space with natural light. It's equipped with a range of light wood-effect units, a sink, double oven, four-ring gas hob with extractor fan, and a tiled splashback. There's ample space and plumbing for a dishwasher, as well as room for a fridge/freezer and handy pull-out larder units—ideal for modern day-to-day living.

#### Landing Area

With recessed lights.

#### Bedroom

3.59m x 2.67m (11' 9" x 8' 9") With light on dimmer switch, window to the front, built-in wardrobe cupboard, high level storage lockers.

#### Bathroom

3.5m x 1.59m (11' 6" x 5' 3") The bathroom features twin bowl sink units, a tiled panel bath with shower attachment, a bidet, a concealed cistern low-level WC, and a rear-facing window. Adjacent is a large airing cupboard housing the hot water cylinder and shelving—perfect for linen storage and everyday convenience.

#### Bedroom

2.9m x 2.56m (9' 6" x 8' 5") This light-filled bedroom features a rear-facing window, three wall lights for ambient lighting, and a built-in wardrobe for convenient storage. A vanity unit adds further integrated storage.

#### Bedroom

4.4m x 3.55m (14' 5" x 11' 8") This spacious bedroom includes four wall lights, a step up to a raised section, and dual-aspect windows to the side and front. It also features a fitted wardrobe and a fully tiled shower enclosure with a mains shower and striking glass block wall.

#### Bedroom

3.4m x 3.55m (11' 2" x 11' 8") This versatile space features a rear-facing window and an internal opaque glazed window into the bedroom. A spiral staircase offers access to the attic room above, while a separate door leads into a cosy study—ideal for work, reading, or quiet retreat.

#### Study

1.7m x 2.0m (5' 7" x 6' 7") With skylight, door leading to the minstrel gallery.

#### Attic Room

6.4m x 4.0m (21' 0" x 13' 1") A large versatile room which has numerous potential uses. Three large skylights to the rear, door leading into the roof area with a wall-mounted Worcester boiler, photovoltaic inverter for the solar panels.

#### Garage

A timber double garage with wooden double doors, power and light connected. In front of this is a brick paved parking area suitable for up to three cars.

#### Outside

A small gate at the front leads to the side of the property, opening into a beautifully enclosed garden. This outdoor space features a sunny patio, a vegetable patch, and several lawned areas interspersed with mature trees and shrubs—offering both charm and privacy. To the rear, a footpath provides easy access to the garage and parking area.