

The floor plan shows a 4-bedroom house with a central hallway and a connecting bridge to a second wing. The main wing includes a Utility Room, Breakfast/Dining Room, Study, Family Room, Kitchen, Lounge, and a Cloakroom. The second wing includes Bedroom 2, Bathroom, Bedroom 4, Bedroom 3, Landing, Ensuite, Wardrobe, and Master Bedroom. The house is finished with carpet and has a central heating system.

A modern kitchen with light blue cabinets, a wooden countertop, and a large wooden island. Two large, warm-toned pendant lights hang over the island. The background shows a window with a view of a blue building and greenery.

## A two-story white house with a dark grey roof. The house features stone accents on the corners and around the windows. There is a large dormer window on the left side of the roof. A gravel driveway leads to the front of the house, bordered by a wooden fence. The house has a modern glass door and several windows with dark frames. The surrounding area is green grass and some trees are visible in the background.



6, Vicarage Hill, St Austell, Cornwall, PL25 5PL  
Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933





Woodleigh is a stunning, architect-designed four-bedroom detached residence, perfectly positioned on an elevated plot with picturesque village and rural views to the front and open fields to the rear. Situated in a highly sought-after village on the western side of St Austell, just 2.5 miles from the town, this exceptional property offers a tranquil setting while remaining conveniently close to local amenities. Set within a generous plot of over a third of an acre, Woodleigh boasts ample parking, a double garage, and a beautifully landscaped rear garden with a patio and lawn—ideal for outdoor relaxation and entertaining. Inside, the home offers spacious and versatile accommodation, making it the perfect choice for a growing family. Thoughtfully designed and built just 18 years ago, this is the first time this desirable property has been available since its original construction.

Sticker is a popular village with shop, post office and local pub. There are plenty of local countryside walks and a village green playing field area. St Austell town centre is situated approximately 3 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Cathedral city of Truro is approximately 12 miles from the property.

<p><b>Entrance hall</b></p> <p>A fully glazed door with a matching side screen welcomes you into the hall, filling the entrance with natural light. The hall features a staircase leading to the first floor, complete with a practical under-stair cupboard for additional storage.</p>	<p><b>Kitchen Breakfast Room</b></p> <p>16' 3" x 13' 7" (4.95m x 4.14m) Kitchen area. Breakfast area 10' 6" x 13' 6" (3.20m x 4.11m) The bespoke kitchen is exceptionally well-fitted, featuring an extensive range of both floor and high-level cupboards, providing ample storage. At its heart, a central island unit includes a built-in wine cooler and a variety of pull-out drawers and cupboards for added convenience.</p>
<p><b>Cloakroom</b></p> <p>Finished with a stylish slate floor and window sill, this space features a front-facing window, a low-level W.C., a wash hand basin, and a sleek vertical towel radiator, combining practicality with contemporary design.</p>	<p>The hardwood work surfaces beautifully complement the high-end appliances, which include a built-in Bosch dishwasher, two Bosch combination ovens, a Bosch induction hob, and a stainless steel and glass extractor canopy. A designated recess is ready to accommodate an American-style fridge, while the tiled splashback adds a stylish and practical touch.</p>
<p><b>Study</b></p> <p>13' 7" x 12' 7" (4.14m x 3.84m) Featuring sliding patio doors that open to the rear garden, this space is bright and inviting. It also includes a telephone point for added convenience.</p>	<p>The rustic slate flagstone flooring, known for its durability and character, extends seamlessly into the dining area, creating a warm and cohesive space. A small lobby off the kitchen leads to the utility room, while a fully glazed door provides access to the side of the property.</p>

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An archway from the kitchen leads into a versatile breakfast/dining area, allowing flexibility in how you arrange the reception spaces to best suit your lifestyle.

9' 1" x 10' 3" (2.77m x 3.12m) This stylish bathroom features a dormer window to the rear, adding character and natural light. The vanity basin, set on a marble top with storage below, offers both elegance and practicality. A P-shaped panelled bath with a shower screen and mixer tap provides versatility, while a separate shower cubicle with a mains shower ensures convenience. The space is finished with a tiled floor, extractor fan, and a towel radiator, combining functionality with a touch of luxury.

17' 6" x 10' 3" (5.33m x 3.12m) Dormer window to the rear.

13' 6" x 21' 2" (4.11m x 6.45m) This spacious bedroom boasts three sets of fitted wardrobe cupboards, providing ample storage. A French door opens to a charming Juliet balcony, allowing natural light to flood the room. Additionally, a door leads to the en-suite shower room, enhancing convenience and privacy.

6' 2" x 6' 6" (1.88m x 1.98m) The en-suite shower room features a Velux window to the front roof slope. The room is fully tiled on both the floor and walls, creating a sleek, modern look. A spacious walk-in shower is equipped with a glass shower screen, a waterfall ceiling shower head, and an additional second shower head for added versatility. The room also includes a low-level W.C., a wash hand basin, and an extractor fan, ensuring both comfort and functionality.

20' 11" x 20' 0" (6.38m x 6.10m) The double garage is equipped with a remote control electric door for ease of access. Power and light are connected, making it a functional space for various uses. Additionally, there is plenty of roof storage for added convenience. An outside tap is also provided, perfect for gardening or outdoor tasks.

Outside to the front there is a long tarmac driveway providing access to the double garage. Plenty of parking is provided and a lawned area to the front with steps leading to the front door. There is plenty of space to either side of the property which leads to a large rear garden. To the rear is a paved patio with steps leading to a large lawned garden. The rear also has a second timber decked patio area.