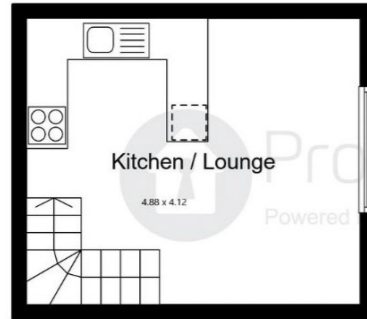
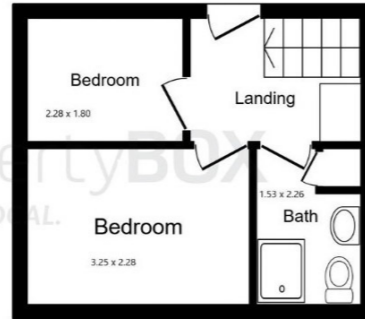


SCREDDA, ST AUSTELL, CORNWALL

PRICE £235,000



Ground Floor



First Floor



THIS CHARMING DETACHED TWO-BEDROOM HOUSE, LOCATED IN A PEACEFUL, NON-ESTATE AREA TO THE NORTH OF ST AUSTELL, OFFERS AN IDEAL SETTING FOR A COUPLE, SMALL FAMILY, OR AS A HOLIDAY RETREAT. THE PROPERTY FEATURES REVERSE ACCOMMODATION, WITH THE LIVING SPACES THOUGHTFULLY ARRANGED ACROSS TWO LEVELS. ON THE GROUND FLOOR, YOU'LL FIND AN ENTRANCE LOBBY, TWO WELL-PROPORTIONED BEDROOMS, AND A MODERN SHOWER ROOM. UPSTAIRS, THE FIRST FLOOR OFFERS A BRIGHT AND SPACIOUS KITCHEN AND LIVING ROOM. CURRENTLY, THE VENDORS HAVE ADDED A STUD WALL TO CREATE A SMALL ADDITIONAL ROOM, WHICH CAN EASILY BE REMOVED TO RESTORE THE OPEN-PLAN LAYOUT, IF DESIRED. OUTSIDE, THE PROPERTY BENEFITS FROM A GENEROUS GARAGE, AMPLE OFF-ROAD PARKING FOR UP TO FOUR VEHICLES, AND A LARGE ENCLOSED COURTYARD-STYLE GARDEN WITH A TIMBER OUTBUILDING, PERFECT FOR STORAGE OR A HOBBY SPACE. WHETHER YOU'RE LOOKING FOR A COMFORTABLE FAMILY HOME OR A TRANQUIL GETAWAY, THIS PROPERTY OFFERS FLEXIBILITY AND POTENTIAL IN A DESIRABLE LOCATION.

**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 detached two-bedroom house, located in a peaceful, non-estate area to the north of St Austell, offers an ideal setting for a couple, small family, or as a holiday retreat. The property features reverse accommodation, with the living spaces thoughtfully arranged across two levels. On the ground floor, you'll find an entrance lobby, two well-proportioned bedrooms, and a modern shower room. Upstairs, the first floor offers a bright and spacious kitchen and living room. Currently, the vendors have added a stud wall to create a small additional room, which can easily be removed to restore the open-plan layout, if desired. Outside, the property benefits from a generous garage, ample off-road parking for up to four vehicles, and a large enclosed courtyard-style garden with a timber outbuilding, perfect for storage or a hobby space. Whether you're looking for a comfortable family home or a tranquil getaway, this property offers flexibility and potential in a desirable location.

The property benefits from electric night storage heaters and panel radiators, complemented by uPVC windows and doors, ensuring a warm and energy-efficient living environment.

Outside, you'll find a concrete driveway with a parking space conveniently located in front of the garage. The garage is equipped with electricity and lighting for added convenience. The property also features outdoor lighting and a CCTV system for enhanced security.

Scredde is a peaceful and highly sought-after area situated to the north of St Austell, offering a tranquil residential setting with easy access to both local amenities and the beautiful Cornish countryside. Combining rural charm with close proximity to the town, it provides a serene escape while remaining well-connected to St Austell's town centre, schools, shops, and transport links. The picturesque village of Charlestown, renowned for its historic harbour and scenic coastal walks, is just a short drive away, and the famous Eden Project is also within easy reach, offering a variety of outdoor attractions and educational experiences. With a welcoming community and plenty of opportunities for outdoor activities, including nearby walks, this area is perfect for those seeking a more relaxed lifestyle with everything you need close by.

## Room Descriptions

### Living Room

4.15m x 3.25m (13' 7" x 10' 8")  
The room features a rear-facing window, low voltage lighting, and a vaulted ceiling, creating a bright and airy atmosphere. There's also space and a bracket ready for a wall-mounted TV.

### Kitchen area

The kitchen is well-equipped with low voltage lighting, a front-facing window, and a built-in electric oven, ceramic hob, stainless steel splashback, and extractor. It also features a built-in fridge and a range of high-gloss units complemented by a stylish wooden-effect butcher's block worktop. The sink unit is conveniently located, and a skylight allows natural light to flood the space. A doorway leads down to the ground floor

### Entrance Lobby

The room features a uPVC door and a front-facing window, along with a panel radiator for added comfort. Folding doors open to the understairs cupboard, which provides space and plumbing for an automatic washing machine, as well as additional storage.

### Shower room

This modern, well-appointed shower room features a sleek shower cubicle with a waterfall shower head and a secondary shower head for added convenience. It also includes a low-level WC, wash hand basin, and an extractor fan. For added comfort, there's a downflow electric heater, and an airing cupboard housing the hot water tank provides extra storage space.

### Bedroom 1

3.24m x 2.28m (10' 8" x 7' 6")  
Window to the front.

### Bedroom 2

2.27m x 1.8m (7' 5" x 5' 11")  
Window to the front.

### Garage

With power and light connected.

### Outside

The property is approached via a wide concrete driveway that leads to both the garage and the house. To the left of the driveway, you'll find a gravelled parking area, with a gated entrance that opens to a secure courtyard garden. The garden is enclosed by concrete pillars and wooden fencing, providing both privacy and a peaceful outdoor space.