

1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Model ref: H100001 01/2021

LAND TO THE REAR OF PLOSH COTTAGE, HIGH STREET, ST AUSTELL, CORNWALL PL26 7TN

PRICE £495,000



FOR SALE A BRAND NEW DETACHED FOUR BEDROOM HOUSE INDIVIDUALLY DESIGNED AND SOLD WITH NHBC 10 YEAR WARRANTY. SITUATED IN A LOVELY QUIET RURAL HAMLET APPROXIMATELY 2 MILES WEST OF ST AUSTELL. THE ACCOMMODATION IN BRIEF COMPRISES A SPACIOUS RECEPTION HALL, LOUNGE WITH PATIO DOORS TO FRONT AND 4 FULL LENGTH WINDOWS TO SIDE PROVIDING A GOOD DEGREE OF NATURAL LIGHT, W.C., UTILITY ROOM AND KITCHEN/DINING ROOM AGAIN WITH PATIO DOORS OPENING TO GARDEN. TO THE FIRST FLOOR THERE IS A GALLERIED LANDING WITH A FEATURE USE OF GLAZING FULL GLASS WINDOWS TO FRONT PROVIDING A GOOD DEGREE OF NATURAL LIGHT. FOUR BEDROOMS THE MASTER WITH AN EN-SUITE SHOWER ROOM AND FAMILY BATHROOM INCORPORATING A SEPARATE BATH. THE ACCOMMODATION IS SERVED BY AIR SOURCE HEATING, BEING UNDERFLOOR TO GROUND FLOOR AND DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT.

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

For sale a brand new detached four bedroom house individually designed and sold with NHBC 10 year Warranty. Situated in a lovely quiet rural hamlet approximately 2 miles West of St Austell. The accommodation in brief comprises a spacious reception hall, lounge with patio doors to front and 4 full length windows to side providing a good degree of natural light, w.c., utility room and kitchen/dining room again with patio doors opening to garden. To the first floor there is a galleried landing with a feature use of glazing full glass windows to front providing a good degree of natural light. Four bedrooms the master with an en-suite shower room and family bathroom incorporating a separate bath. The accommodation is served by air source heating, being underfloor to ground floor and double glazed windows and doors throughout.

Room Descriptions

Location

St Austell is one of the largest towns in Cornwall and offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining.

Front entrance

Door and glazed side screen leading to hallway.

Hallway

6.60m x 1.83m (21' 8" x 6' 0").
Turning staircase to first floor.
Door to lounge.

Lounge

6.35m x 3.96m (20' 10" x 13' 0").
Sliding patio doors and side screen to front. Four windows to side.

Cloakroom / WC

Kitchen / Dining Room

4.39m x 5.36m (14' 5" x 17' 7")
plus into recess. Two windows to the front. Sliding patio doors and side screen leading to the garden.

Utility Room

1.88m x 1.83m (6' 2" x 6' 0").
Window and door to the rear.

First Floor

Landing

Doors off to all 4 bedrooms and bathroom. Light and attractive area via large feature window to the front.

Bedroom 1

3.17m x 3.40m (10' 5" x 11' 2")
Widening to 14.'9" (4.49m). L shaped room. Window to side. Radiator.

En-suite

1.93m x 1.78m (6' 4" x 5' 10").

Bedroom 2

3.96m x 3.12m (13' 0" x 10' 3").
Window to the front. Radiator.

Bedroom 3

3.96m x 3.07m (13' 0" x 10' 1").
Window to the rear. Radiator.

Bedroom 4

3.40m x 2.08m (11' 2" x 6' 10").
Window to the front. Radiator.

Bathroom

2.36m x 1.88m (7' 9" x 6' 2").
Window to the front.