

PENWINNICK ROAD, ST AUSTELL, CORNWALL

PRICE £495,000



FOR SALE A VERY VERSATILE LARGE DETACHED FAMILY HOME WITH PROVEN INCOME POTENTIAL PROMINENTLY POSITIONED AND SET WELL BACK FROM THE ROAD STANDING WITHIN A LARGE LEVEL PLOT ATTRACTIVELY LANDSCAPED AND CULTIVATED. AT PRESENT THE OWNERS HAVE PROVIDED TWO LETTING UNITS. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, HALL, MAIN LOUNGE, DINING ROOM, KITCHEN, CLOAKROOM, ANNEX KITCHEN/DINING ROOM, WET ROOM, HOT TUB ROOM, FOUR BEDROOMS, MAIN BATHROOM AND EN SUITE SHOWER ROOM. OUTSIDE TO THE REAR OF THE GARDEN A DETACHED ANNEX WITH LARGE CONSERVATORY , KITCHEN/LIVING/BEDROOM, SHOWER ROOM. PLUS LARGE DETACHED GARAGE. PARKING FOR MANY CARS AND WELL TENDED GARDENS.

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For Sale – A Versatile Detached Family Home with Proven Income Potential, set well back from the road. This substantial detached property sits within a generous, attractively landscaped level plot, offering space, privacy, and a wealth of opportunities. Currently configured with two successful letting units, the home provides excellent income potential—perfect for investment or multi-generational living. This is a rare chance to acquire a home that seamlessly blends comfort with financial return. Inside, the expansive accommodation includes an entrance porch, welcoming hall, main lounge, dining room, well-equipped kitchen, cloakroom, annex kitchen/dining room, wet room, and a dedicated hot tub room. Upstairs, four spacious bedrooms are complemented by a main bathroom and an en suite shower room, ensuring flexibility for family living. To the rear, a self-contained detached annex offers additional accommodation, featuring a large conservatory, open-plan kitchen/living/bedroom space, and a shower room—ideal for extended family, guests, or rental income. Externally, the property boasts a large detached garage, ample parking for multiple vehicles, and beautifully maintained gardens, providing a peaceful and private retreat.

This property offers great scope for various different living scenarios which could include extended family living, holiday income or letting the annex on a more long term basis. The main section of the accommodation offers four bedroom family accommodation and is very conveniently positioned in an established location just outside the town area but only a few minutes walk to the shops and schools.

<p>Entrance Porch</p> <p>8.3m x 2.4m (2' 9" x 7' 10") Featuring a solid hardwood door and a leaded light window at the front, the porch is further enhanced by a glazed door with a side screen, seamlessly leading into the entrance hall.</p>	<p>Conservatory</p> <p>3.77m x 3.06m (12' 4" x 10' 0") Featuring a part-glazed composite door leading to the rear, this space is enhanced by a double-glazed tinted Perspex roof, creating a bright yet private atmosphere. A built-in hot tub adds a luxurious touch, perfect for relaxation.</p>	<p>Kitchen/living/Bedroom room</p> <p>4.27m x 6.8m (14' 0" x 22' 4") This versatile space offers roof access and a well-equipped kitchen area, featuring a sink unit and a range of base units, including a ceramic hob unit for convenient cooking. A dedicated space for a fridge/freezer ensures practicality, while a front-facing window and additional windows into the conservatory bring in natural light. An extractor unit enhances ventilation, and a private en suite shower room completes the setup for added functionality.</p>
<p>Entrance hall</p> <p>Features a staircase leading to the first floor, complemented by a practical under-stairs cupboard, offering convenient storage.</p>	<p>Landing</p> <p>This bright and spacious area is enhanced by a large front-facing window. A generous walk-in linen cupboard provides excellent storage, while the separate W.C. features a wash hand basin and a built-in extractor.</p>	<p>En Suite Shower Room</p> <p>2.4m x 1.24m (7' 10" x 4' 1") This space features a side-facing window. The white suite includes a corner shower, a low-level W.C., and a wash hand basin. An extractor fan maintains ventilation, while low-voltage lighting adds a modern touch.</p>
<p>Lounge</p> <p>4.21m x 4.3m (13' 10" x 14' 1") The room is beautifully appointed with a small bay window at the front and two leaded light windows to the side, enhancing natural light and character. A striking open fireplace, framed by an ornate sculpted hardwood surround, features a registered-style grate. The hardwood stripe flooring complements the space, while a picture rail and two wall lights complete the refined aesthetic.</p>	<p>Bedroom 2</p> <p>4.26m x 3.0m (14' 0" x 9' 10") This bright and well-appointed space features a small bay window at the front, complemented by a leaded light window to the side, enhancing natural light and character. A fitted double wardrobe provides excellent storage.</p>	<p>Covered area with hot tub</p> <p>This area sits just outside the annex and has a timber decked area with perspex roof.</p>
<p>Cloakroom</p> <p>Featuring a low-level W.C. and a wash hand basin, rear-facing window.</p>	<p>Bedroom 4</p> <p>4.89m x 2.55m (16' 1" x 8' 4") This space features a leaded light gable window, alongside eaves storage for practical organization. A dormer window to the rear provides additional light and ventilation.</p>	<p>Two aluminium green houses</p>
<p>Kitchen/Breakfast room</p> <p>5.7m x 3.65m (18' 8" x 12' 0") Boasting a ceramic tiled floor, this well-appointed space features a half-glazed leaded light door leading to the rear garden, along with windows to the side and rear, ensuring plenty of natural light. Low-voltage lighting enhances the atmosphere, while a built-in cupboard houses an Ideal gas-fired boiler, supplying radiators and hot water alongside RCD electrical units.</p> <p>A central island unit, finished in granite stone, provides ample storage and incorporates an inbuilt sink, while a dresser-style unit with a granite worktop and breakfast bar section offers additional workspace. The layout includes roof access, an extended worktop area with a five-ring hob unit, and a double extractor unit above, ensuring practicality and style. Excellent storage is complemented by a walk-in pantry, ideal for keeping essentials neatly organized.</p>	<p>Bedroom 1</p> <p>4.27m x 4.3m (14' 0" x 14' 1") This well-appointed space features a triple fitted wardrobe for ample storage, complemented by a bay window to the front. A private door leads to the en suite, ensuring convenience.</p>	<p>Garage</p> <p>5.5m x 3.91m (18' 1" x 12' 10") A pitched roof, metal up and over door, power and light connected.</p>
<p>Lounge two</p> <p>4.2m x 5.15m (13' 9" x 16' 11") Featuring a picture rail and two wall lights, this inviting space receives natural light from two leaded light windows positioned on the side. At its heart lies a beautiful registered grate-style fireplace, framed by an elegant marble surround, adding character and warmth. Sliding doors seamlessly connect the room to the kitchen/dining area, creating a fluid and practical layout.</p>	<p>En Suite Shower room</p> <p>1.29m x 2.43m (4' 3" x 8' 0") This en suite features a leaded light gable window. A corner shower cubicle fitted with a Mira Sport shower unit, complemented by a low-level W.C. and a wash hand basin. The space is enhanced by a fluorescent light, an extractor fan, a wall light, and tiled walls.</p>	<p>Outside</p> <p>The property is accessed via a wooden gated entrance, leading to an extensive tarmac driveway with ample parking for multiple vehicles. The front border ensures excellent privacy, framing a formal lawn and a slightly sunken garden, enclosed by a brick wall and a lush shrub border for added character.</p> <p>At the rear, an expansive lawned garden offers a generous outdoor space with direct access to the garage and annex. Additionally, two large aluminium greenhouses provide ideal growing conditions, while a further tarmac area accommodates extra parking, enhancing practicality.</p>
<p>Kitchen/Dining area</p> <p>3.5m x 4.2m (11' 6" x 13' 9") Equipped with a range of base units, this kitchen features an enamel sink unit with a mixer tap, set into a solid granite worktop for a high-quality finish. A ceramic hob unit with an extractor above ensures practicality, while feature glass blocks along the side wall introduce additional natural light. Two downlighters enhance the ambience, and French doors open seamlessly into the conservatory.</p>	<p>Bathroom</p> <p>1.98m x 3.18m (6' 6" x 10' 5") This elegant bathroom features a roll-top claw-foot Victorian-style bath, complete with a mixer shower attachment. A corner shower cubicle, fitted with an electric shower, provides additional convenience. The space also includes a low-level W.C. and a wash hand basin, while a large rear-facing window allows natural light to brighten the room. Built-in storage units ensure ample space for essentials.</p>	<p>Bedroom 4</p> <p>3.5m x 3.09m (11' 6" x 10' 2") This well-designed space includes a fitted triple wardrobe, seamlessly integrated into the room for maximum storage. A window to the side enhances natural light.</p>
<p>Wet room</p> <p>Featuring a ceramic tiled floor, this space is equipped with a concealed cistern low-level W.C., complemented by low-voltage lighting. An electric shower with a built-in extractor ensures practicality and comfort.</p>	<p>Annex Accommodation</p> <p>5.72m x 4.62m (18' 9" x 15' 2") This expansive U.P.V.C. conservatory/living area offers a bright and versatile space, enhanced by French doors at the front, creating a welcoming entrance. Additional French doors seamlessly connect to the kitchen/living bedroom area.</p>	