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Wootton House

Wootton House, 35 Eastcliffe Road, Par, Cornwall, PL24 2AQ



Beach 500 yards Railway Station 500 yards St Austell 3 miles Fowey 3 miles

A fine detached Victorian residence, spacious garage and extensive wall-enclosed gardens

- Hall & 2 Reception Rooms
- Kitchen & Dining Room
- Large Garden Room
- Shower Room
- 4 Bedrooms & Bathroom
- Attached Garage (Potential to Extend – STP)
- Private Car Parking for Several Vehicles
- Level Lawn Gardens
- Freehold
- Council Tax Band D

Offers In Excess Of  
£485,000

#### SITUATION

Wootton House is conveniently situated in Par and within level walking distance of numerous amenities including shops, stores, post office, library, inns, Par Railway Station on the London Paddington line, churches, cafes and numerous everyday facilities. In addition, there are recreational facilities in the area with Par athletics track, Par beach, football and cricket clubs.

#### THE HOUSE

The approach to Wootton House is to a wall-enclosed tarmac level car parking and turning area for a number of vehicles and which also provides direct access to the garage and front door.

On the ground floor is a welcoming Entrance Hall with balustrade stairs off to the first floor with under-stairs cupboard and arched recess off which are two front Reception Rooms being a Sitting Room and Living Room – both with fireplaces, one of which is currently covered over – picture rail/plate display shelf and ceiling coving.

From the rear of the Hall is a door through to a spacious Kitchen and Dining Room off which is a useful Shower Room and large Garden Room. The Kitchen Area offers a range of base and eye-level modern Shaker style units with worktop surfaces to splashback tiling and which includes a stainless steel single drainer sink unit with mixer tap and inset fan assisted oven with separate oven and grill, five gas rings and extractor hood over.

The Garden Room is a particularly spacious room with flowerpot shelving, triple aspect and double doors to outside seating areas.

On the first floor, around a balustrade Landing where there is a space for a desk and short Landing Passageway, are four Bedrooms and a fully tiled Bathroom with panelled bath with Victorian style mixer tap shower fitment, wc, walk-in wide shower with electric shower and contemporary vanity basin.

#### THE GARAGE

Adjoining the house is a Garage about 25' x 18' with wide up and over metal vehicular door, rear glazed door, long workbench, power and lighting and internally partitioned Hobbies/Store Room with window to the garden.

It is considered there is some potential to convert the garage to provide additional accommodation to the house or even create a separate self-contained annexe - subject to all necessary consents and approvals.

#### THE GARDEN

Immediately outside to the rear of the house are paved level seating areas with level lawn garden beyond with intermittent tree and shrub borders and which is enclosed by walls with higher timber fencing above making a dog friendly environment.

Within the garden is a timber and galvanised iron bespoke built "Man-cave" about 16'9 x 7'3 with bar area and TV point. Adjacent is an Aviary and in the corner of the garden is a low stone walled open Storage Area.

To the north is a further enclosed garden area with wall and fence borders and currently mainly laid to lawn sand with seating areas.

#### THE ATTACHED GARAGE

About 25' x 18' with wide up and over vehicular door, concrete floor, rear pedestrian door, internally partitioned store/hobbies area with window to rear garden and long work benches.

#### VIEWING

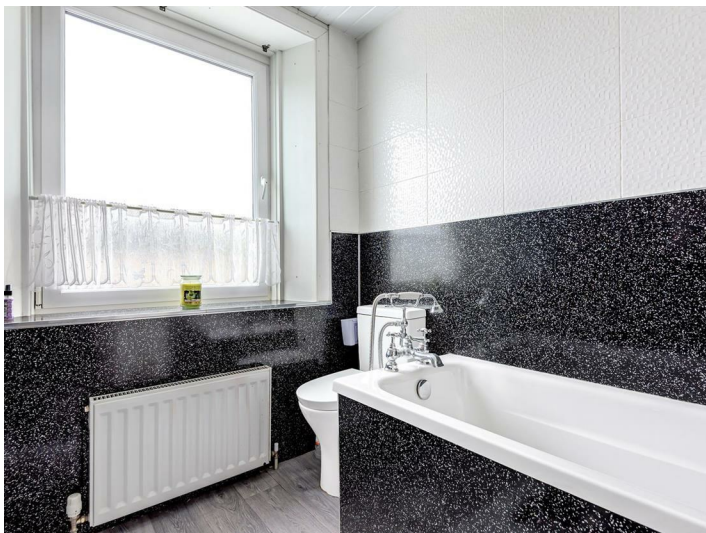
Only by prior appointment with Stags' Truro office on 01872 264488.

#### DIRECTIONS

From St Austell take the A390 eastwards towards Liskeard. At the roundabout by the Britannia Inn turn right towards Par. Drive to the traffic lights and go under the railway bridge. At the greengrocers, turn right towards Fowey, go under the railway bridge, follow the road around to the left and at the next junction, follow the road to the right towards Fowey and the entrance to Wootton House will be seen on the right-hand side after a short distance.

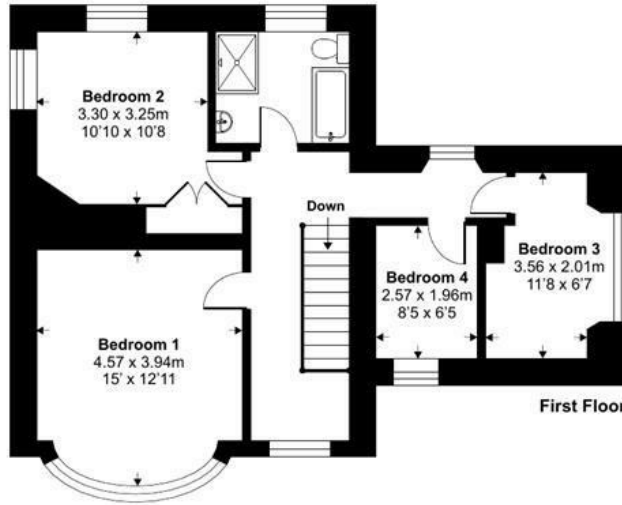
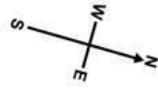
#### SERVICES

All mains services connected. Mains gas central heating. Double-glazed. TV and telephone points.

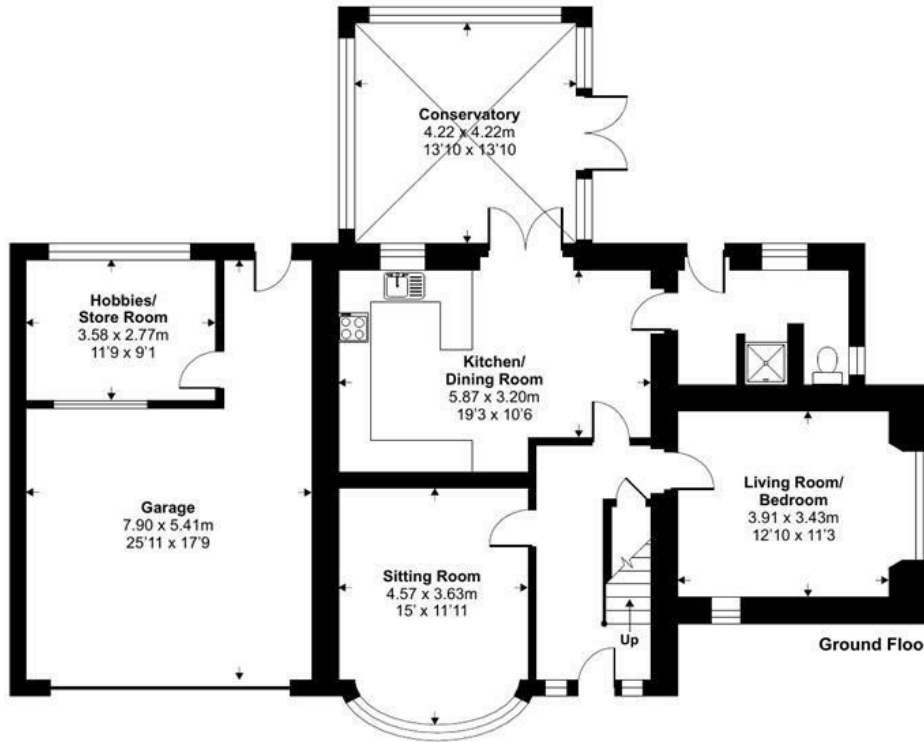


Approximate Area = 2229 sq ft / 207.1 sq m (includes garage)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecon2022. Produced for Stags. REF: 851571

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		86
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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