



Ash Grove





# Ash Grove

Hallaze Road, Penwithick, St. Austell, PL26 8UT

St Austell 3 miles A30(T) 5 miles

Towards the edge of Penwithick, a fine detached Victorian village residence with parking and landscaped gardens

- Delightfully Presented
- Kitchen and Dining Room
- Utility/Hobbies Room
- Bathroom
- Freehold
- Entrance Hall
- Living Room
- 3 Bedrooms
- Separate WC
- Council Tax Band C

Guide Price £425,000

## SITUATION

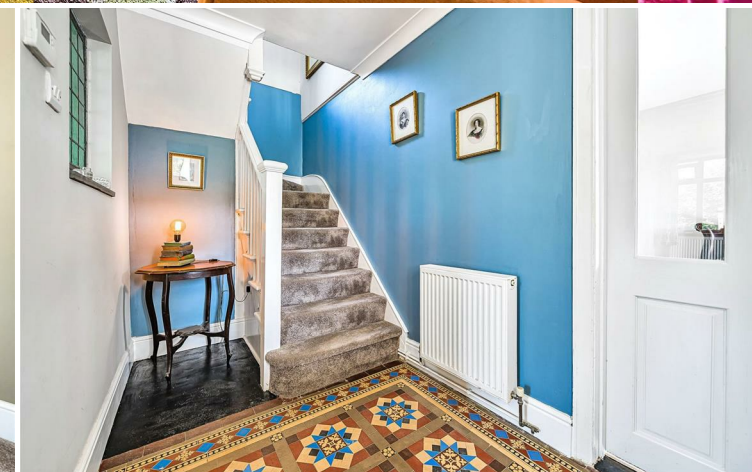
Ash Grove is situated towards the north-eastern edge of the village of Penwithick near St Austell. The village offers a range of local facilities and amenities which are supplemented further by the town of St Austell, the centre of which is about 3 miles to the south west. From St Austell there is a station on the London Paddington line.

Attractions to the area are The Eden Project, Charlestown with its plethora of restaurants and inns around the original harbour and Fowey. There is a junction to the A30(T) at Innis Downs roundabout about 5 miles to the north.

## THE HOUSE

The approach to Ash Grove is to a brick paved parking area for a number of vehicles leading up to a front paved terrace and access to the front door.

Having been the subject of an improvement and extension programme in the recent years, the fine accommodation to Ash Grove is well-presented, light and airy.





On the ground floor is an inviting Reception Hall with turning stairs off to the first floor and off which there are doors to the two main rooms. These are a well-proportioned Living Room with stone fireplace and timber mantle, triple aspect and which extends the full width of the house, and an equally well proportioned Kitchen and Dining Room with double aspect. The Kitchen area offers an extensive range of base and eye level matching modern units with sink unit with arched mixer tap, matching is; and unit with in built double oven and hob over.

Off the Kitchen is a useful Utility/Hobbies Room with glazed doors to the outside, window to the rear and a range of fitted base level cupboards with worktops, sink unit, two-ring induction hob, as well as extensive storage shelving and at the end of the room is access through to a Shower Room. (With it's facilities and separate door to the outside, it is considered that the Utility/Hobbies Room offers some potential for use as unit of accommodation – subject to any necessary consents and approvals).

On the first floor, centred around a fine Landing are three good Bedrooms and Bathroom with suite comprising roll top bath with Victorian style mixer tap shower fitment, pedestal wash basin and quadrant fully tiled shower, as well as a separate WC.

### THE GARDEN

The garden lies mainly to the north-west and north-east of the house and comprises tiered areas of lawn with flowering shrub borders on tiered levels and pleasant paved seating area.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

From the centre of Penwithick, take Hallaze Road down the hill. Ash Grove will be seen on the right-hand side shortly before the wide sweeping right-hand bend on the edge of the village.

### SERVICES

Mains water, electricity and drainage connected. Bottled gas combi boiler serving central heating and domestic hot water. Double-glazed. TV and telephone points. Broadband available.







Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	57
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	28
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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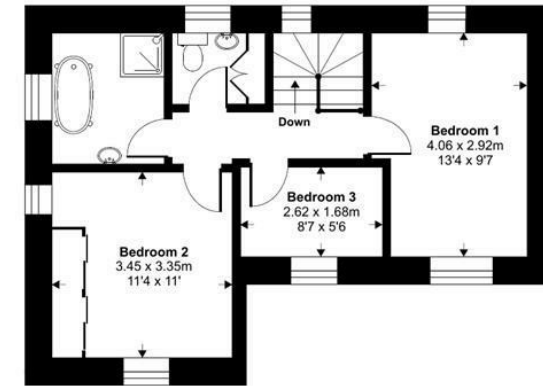
01872 264488

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

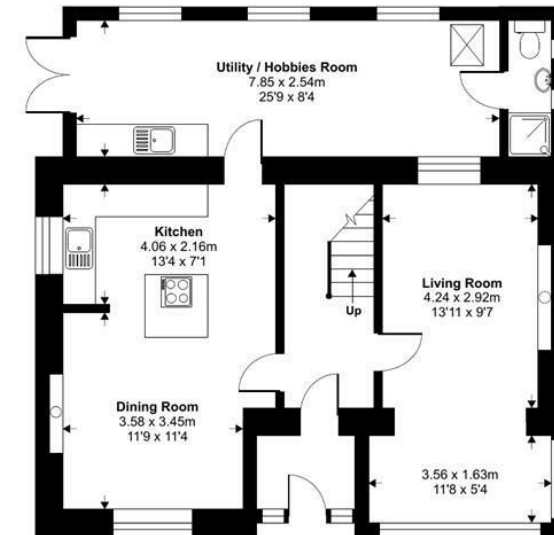


Approximate Area = 1340 sq ft / 124.5 sq m

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). © rîchecom 2023. Produced for Stags. REF: 987285.



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