



Watersmeet



Watersmeet

3, Manoa Valley, Tregorrick, Cornwall PL26 7AE

St Austell Centre 1 mile Charlestown 2 miles Pentewan Sands 3 miles Mevagissey 4.5 miles

A particularly spacious detached residence and garage of over 2,500 sq ft offering versatile accommodation and set with extensive gardens

- Kitchen
- Well-proportioned Conservatory
- 2 Versatile First Floor Rooms – 5th Bedroom & Study
- Block Garden Shed & Out-store
- Freehold
- Spacious L-shaped Dining & Living Room
- 4 Bedrooms (1 En Suite)& Bathroom
- Integral Double Garage with WC
- Attractive Gardens & Communal Pond
- Council Tax Band E

Guide Price £550,000

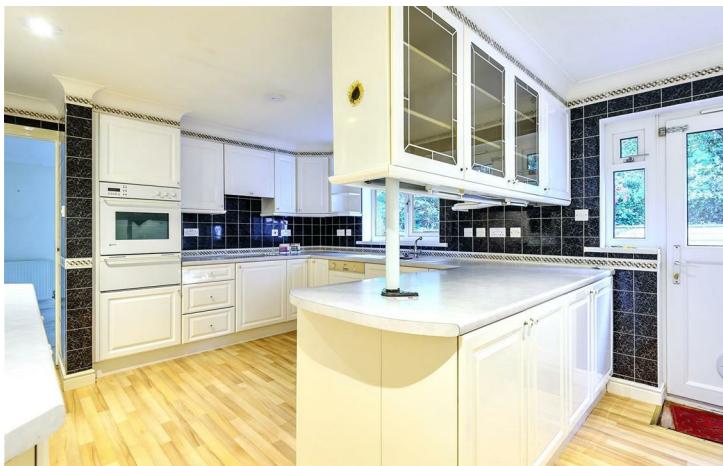
SITUATION

Watersmeet is situated on the edge of Tregorrick between St Austell and London Apprentice in Manoa Valley. Manoa Valley comprises a select development of four varying detached properties centred around a picturesque communal pond. St Austell offers a comprehensive range of shopping, banking and schooling facilities and there is a railway station on the London Paddington line. The picturesque harbour of Charlestown is about two miles to the east, around which are a variety of cafes and restaurants and its pebble beach. Pentewan Sands, to which there is a cycle/footpath and the historic fishing harbour of Mevagissey are each about 3 and 4.5 miles to the south respectively.

DESCRIPTION

The approach to Watersmeet is over, initially a shared and then herringbone private driveway which leads to extensive car parking and turning areas for numerous vehicles adjacent to the garage.

Watersmeet is a particularly spacious residence which offers versatile accommodation. The first floor Study and Bedroom, which benefit from external and internal access to a small Hall with internal stairs to a small Landing, could be adapted to suit a variety of uses including dependant relative accommodation, independent letting accommodation, home office/business working environment, hobbies rooms and so forth. Indeed, the voluminous accommodation is presented to the open market warranting some updating to create a wonderful home that will suit a variety of purchasers from family occupation through to parties looking to work from home or generate a letting income.



The front door opens to an Entrance Hall with double aspect and Coats Cupboard, which in turn opens to a large L-shaped Living and Dining Room which is central to the overall accommodation of Watersmeet. Within the Living Room is a gas coal effect fire with marble effect slip and Mahogany surround and mantle with matching recessed cupboards to either side with display shelving over. Off the Living Room are double doors which open to a well-proportioned Conservatory with triple aspect and fitted blinds, and a Kitchen.

The Kitchen, which has its own part glazed door with cat-flap to outside, offers an extensive range of matching white units with rolled worktop surfaces to splashback tiling, numerous base and eye level cupboards, drawers, display cabinets and display shelf, inset composite single drainer sink unit with vegetable bowl and mixer tap and integral appliances including Neff fan assisted oven and warming oven, four rings with extractor hood over, dishwasher, refrigerator and freezer.

From the Living Room is a part quarter pane door to Inner Hallway with walk-in Linen Cupboard with slatted shelving and doors off to a total of four Bedrooms – three of which boast extensive ranges of matching bedroom furniture with wardrobes, dressers, vanity washbasins, box cupboards and so forth. The Main Bedroom benefits En Suite Shower Room with walk-in shower with screen and sliding door, close coupled wc and vanity washbasin with mirror and shaver light over. In addition, there is a Bathroom with corner bath with shower over and modern range of bathroom furniture with close coupled wc and vanity washbasin with mirror and shaver light and point over.

On the first floor, approached via internal stairs with direct access to outside, are two spacious "Rooms in the Roof" which in recent times have been used as a Library/Study boasting a fine range of bespoke fitted book shelves, and a Bedroom, again with a comprehensive range of Bedroom furniture. Off each of the rooms are doors to boarded roof storage space.

INTEGRAL GARAGE

The double integral Garage includes an electric up-and-over door, central heating and a Cloakroom.

THE OUTBUILDING

To the east of Watersmeet is a detached block outbuilding divided into a Garden Shed/Workshop with workbench, power and electricity and a useful Store Room with power and electricity.

THE GARDEN

To the rear is an extensive paved patio with walled raised flowerbeds and latticing.

Adjacent to the driveway is a lawn garden with high banked hedge and ornamental trees, which runs to the western side of the bungalow where there is the main attractive garden. Beside Watersmeet is an extensive paved and crazy paved seating terrace with low walled flowerbed borders and steps leading down to a lower level lawn garden, intersected by a crazy paved path leading down to the communal pond.

The gardens extend further to the north where there are further areas of lawn with paths and orchard with numerous fruit trees and evergreen borders. These wrap around to the rear of the property where there is a Greenhouse and a spacious paved patio with walled raised flowerbeds and latticing.

VIEWING

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

DIRECTIONS

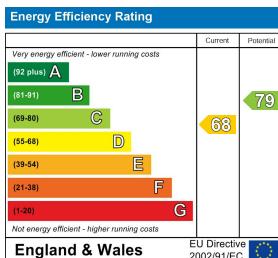
From St Austell take the B3273 southwards towards Mevagissey. Drive out of the town. After about ¼ mile ignore the turning to the left to Tregorrick and after about a further 100 yards branch to the left towards 3 and 4 Manoa Valley. After about 20 yards, bear left onto the herringbone driveway and continue straight on into the driveway into number 3.

SERVICES

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

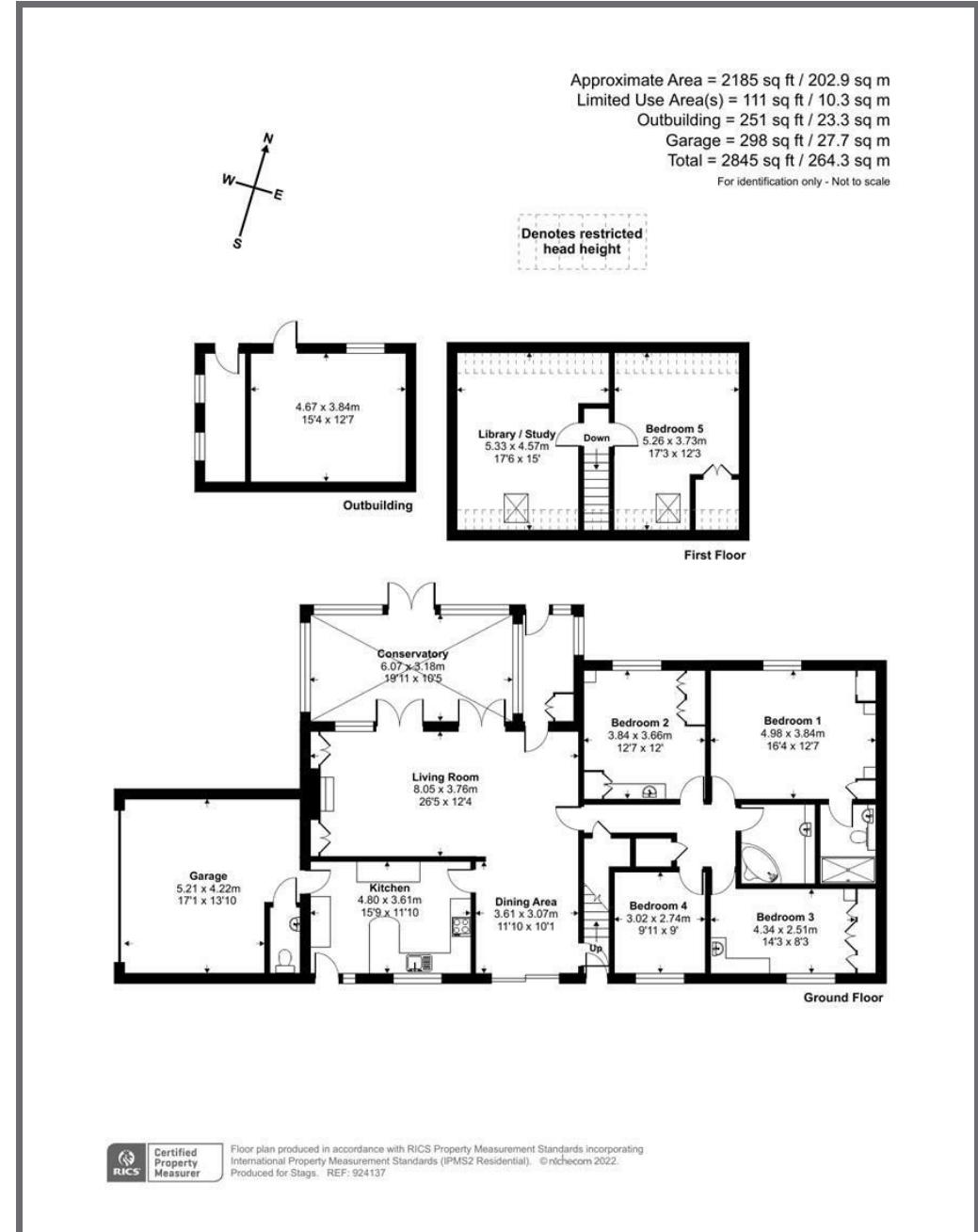


These particulars are a guide only and should not be relied upon for any purpose.



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