



9 Foundry Drive

9, Foundry Drive, Charlestown, St. Austell, Cornwall PL25 3BS



SITUATION

Charlestown is a picturesque coastal village renowned for its Georgian harbour built by local owner, Charles Rashleigh, and the number of tall ships that moor there. Used as a key location for the filming of Poldark, the village is well regarded for its variety of public houses, restaurants and galleries.

The South West Coast Path passes through the harbour and Charlestown is close to a plethora of pretty coves, coastal villages and the captivating scenery of the nearby Roseland Peninsula. For sailing enthusiasts there are clubs at Porthpean, Fowey and Pentewan, with golfers catered for at the cliff-top course at Carlyon Bay.

The nearby town of St Austell has a direct main line rail link with London Paddington whilst the Cathedral City of Truro forming the main commercial heart of the country, is around 15 miles distant. Newquay Airport on the north coast offers a number of daily flights to both national and international destinations.

THE PROPERTY

Thoughtfully extended by the current owners, the property is an attractive Cornish stone clad detached home situated about half a mile up from the harbour.

Well presented throughout, this stylish, contemporary property is ideal as a low maintenance "lock up and leave" second home, a holiday home investment or, indeed, a fine desirable main residence.

The accommodation is approached into a welcoming Hallway with doors to the two main Reception Rooms, Cloakroom and stairs rising up to the first floor. The light and airy open plan Kitchen/Dining Room is superbly fitted with a range of shaker style units, deep pan drawers, integral dishwasher, gas hob, electric oven and polished granite worktop surfaces over.

The Sitting Room with engineered oak flooring, a feature fireplace housing a gas fired living flame coal effect burner and window to front

has been tastefully extended providing a Study space to the rear. The extension also provides a useful Utility/Boot Room with stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer and a range of fitted cupboards and drawers. This light filled, practical space has remote control Velux windows and double doors opening out to the rear enclosed Courtyard.

The first floor offers four bedrooms (one with en-suite shower room), Airing Cupboard and family Bathroom. Bedroom 2 has a loft access to a large, fully boarded and shelved out roof space.

OUTSIDE

This attractive property has a slate roof and stone clad exterior providing a traditional Cornish feel within this sought after development.

The enclosed walled rear Courtyard is low maintenance with resin bond paving, outside tap, external power points and lighting. Accessed through a side door from the Courtyard is the private parking for two cars at the rear.

The front of the property is approached both by a path from the rear and from the road up a small flight of railed steps to the pedestrian gate opening into an attractive enclosed gravelled low maintenance front Garden.

VIEWING

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

DIRECTIONS

From the Mount Charles roundabout proceed towards Charlestown. Take the 3rd turning on the left into Foundry Drive. The property is about 100 yards on the left, with parking to the rear.

SERVICES

Mains water, gas and drainage. Gas fired central heating and coal effect gas fire.

MANAGEMENT COMPANY

Annual Service Charge - £200.50 per annum

Harbour 0.5 mile - Fowey 7 miles -
Porthpean 1.5 miles

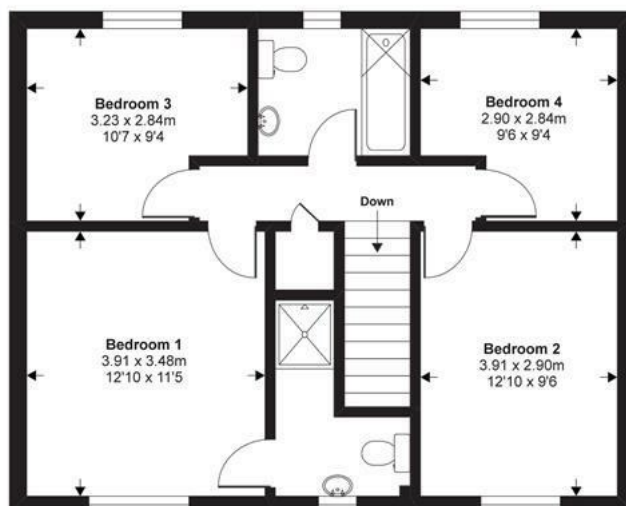
An attractive, beautifully
appointed home in a
sought after location

- Favoured Coastal Village
- Well Appointed Kitchen And Dining Room
- Spacious Sitting Room
- Private Parking for Two Cars
- Low Maintenance Resin Bond Courtyard Garden
- Light Filled Rear Extension
- Four Bedrooms With One En-Suite
- Study and Utility Room
- Freehold
- Council Tax Band D

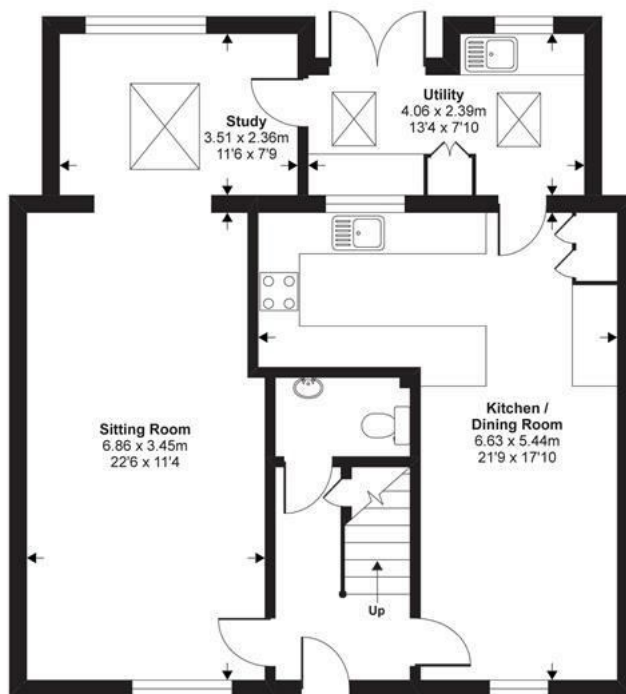
Guide Price £415,000



Approx. Gross Internal Floor Area
138.9 Sq Metres 1496 Sq Ft



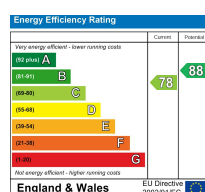
First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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