



The Coach House Palace Road



# The Coach House

St Austell, Cornwall PL25 4BP

Railway Station 300 yards Town Centre 700 yards

A well-positioned and attractive residence with multiple car parking and enclosed garden.

- Enclosed Entrance Porch
- Living Room
- Kitchen
- Wet Room & Bathroom
- Multiple Car Parking
- Entrance Hall
- Inner Hall
- 2nd Reception Room/Bedroom 4
- 3 Bedrooms (1 En Suite Shower Room)
- Appealing Garden

Offers In Excess Of £450,000

## SITUATION

The Coach House is situated off popular Palace Road in St Austell only about 300 yards walk from the railway station and 700 yards from Holy Trinity Church in the centre of the town. St Austell offers a comprehensive range of shopping and recreational facilities. About 1.5 miles to the south-east is the historic port of Charlestown with its array of gift shops, inns and restaurants centred around the harbour. Truro, being the commercial and retail centre of Cornwall, is about 16 miles to the south-west.

## DESCRIPTION

The approach to The Coach House is over a private right of way leading to an extensive wall and hedge enclosed tarmac car parking and turning area for several vehicles - as well as space for the storage of a caravan and/or boat.

Immediately to the front of The Coach House is a stone pillared and wall enclosed courtyard area from which there is access to a double-glazed and leaded Entrance Porch with slate roof and front door which opens to the Entrance Hall.



The well-proportioned Living Room presents a tiled fireplace with inset wood-burner, slate hearth, polished granite and surround and timber mantle and double-glazed doors with side lights which open to outside seating areas and the side garden. Off the Living Room is an Inner Hall with turning balustrade stairs off to first floor and door through to the Kitchen. The Kitchen offers a comprehensive range of matching base and eye level units with tiled worktops and splashback and including single drainer double bowl sink unit with mixer tap, space for washing machine, gas fired Worcester boiler, fan assisted Hotpoint oven and separate oven and grill and 4-ring gas hob with extractor hood over, radiator and part glazed stable style door to outside.

Also on the ground floor is a 2nd Reception Room/Bedroom 4 with wood panelled walls and double-glazed door to the garden with, adjacent, a Wet Room with fully tiled shower with rainshower, vanity washbasin with mirror fronted cabinet over, wc and wall mounted heated towel radiator.

On the first floor, centred around a naturally well-lit Landing is a main Bedroom with fitted wardrobe double aspect and En Suite Shower Room including fully tiled shower, pedestal washbasin and wc, as well as two other Bedrooms – one with fitted wardrobes.

#### THE GARDEN

From the front car parking, a gate opens to an attractive wall and hedge enclosed side garden with areas of lawn, paved and stone chipped seating areas interspersed with various flower and shrubbery beds and with a mature Eucalyptus tree. Being enclosed, the garden is dog friendly. Timber and bitumen felt Summerhouse.

To the rear is a further hard-standing area and there is a path to the side of the house leading back around to the front car parking.

#### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. 24 hours notice please.

#### DIRECTIONS

From Truro, on entering St Austell on the A390, go straight over at the roundabout and drive down into the bottom of the valley towards Liskeard. At the double roundabout, take the first exit to the left towards the town centre, drive up the hill and go straight over the mini roundabout. Continue up the hill to the next mini roundabout and bear to the left towards the railway station. At the next mini roundabout, turn right towards Cornwall College and then immediately left towards the railway station. Pass the entrance to The Birches and the entrance to The Coach House will be seen after about a further 20 yards on the right-hand side. Continue straight up the drive to The Coach House.

#### SERVICES

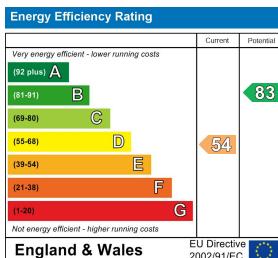
All mains services connected. Gas fired central heating. Double-glazed. TV and telephone points.

#### COMPLETION

Please note that completion of the sale of The Coach House will not be until around the end of November.



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

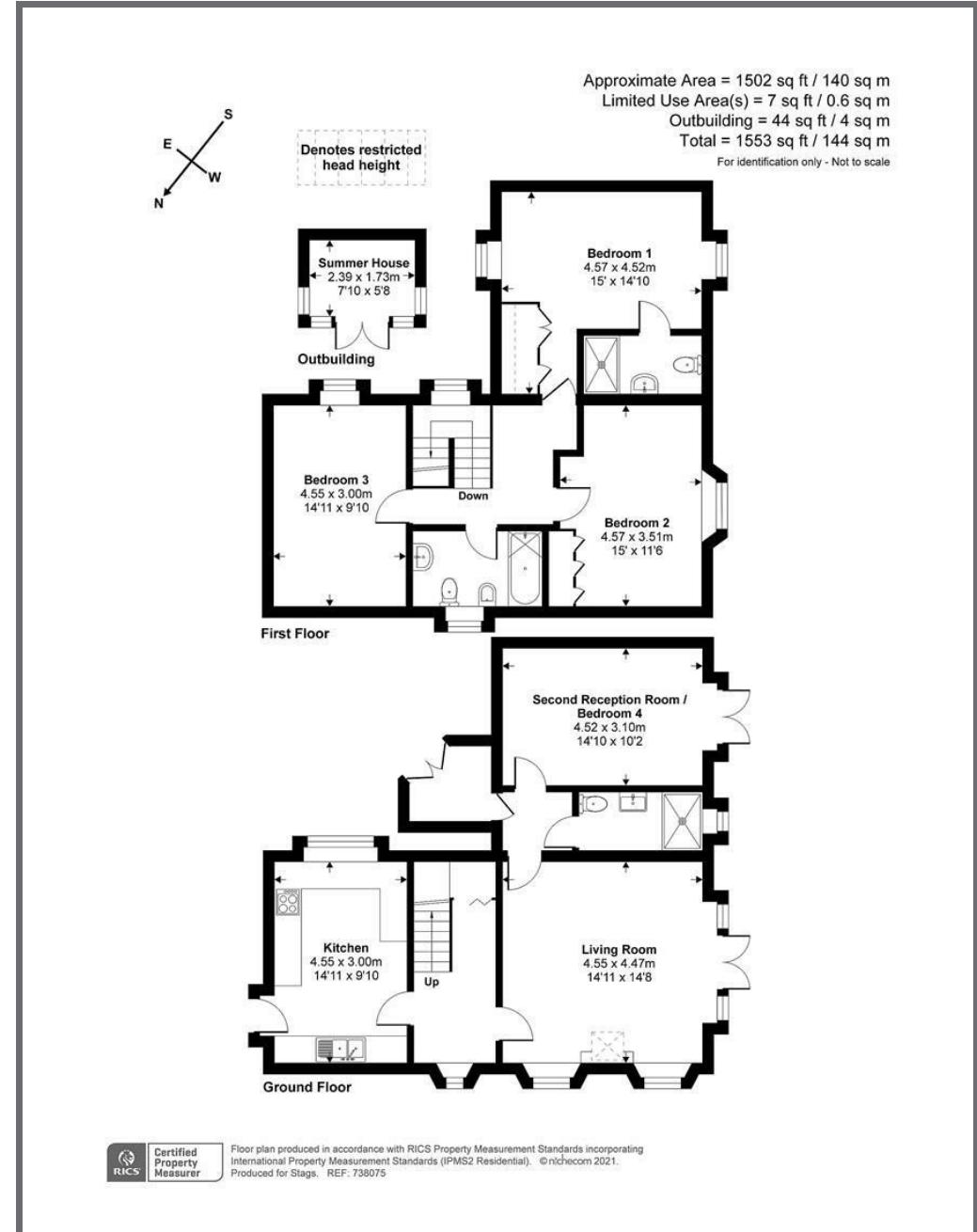


61 Lemon Street, Truro, TR1  
2PE

truro@stags.co.uk  
01872 264488



@StagsProperty



Cornwall | Devon | Somerset | Dorset | London