



MAY WHETTER & GROSE

**BUCKLER COTTAGE BUCKLERS LANE, ST. AUSTELL, PL25
3JL
OFFERS OVER £275,000**



SITUATED IN A TUCKED AWAY POSITION AT THE END OF A LANE, WITHIN EASY REACH OF THE A390, SOUTH WEST COASTAL FOOTPATHS, ST AUSTELL BAY BEACHES, AND PRIMARY AND SECONDARY SCHOOLING, WITH GATED DRIVEWAY, FORMAL GARDENS, PLUS GARDEN ROOM, IS THIS FOUR BEDROOM COTTAGE WHICH HAS BEEN SYMPATHETICALLY REFURBISHED THROUGHOUT WHILST RETAINING ITS CHARACTER AND CHARM. INSIDE OFFERS A CONTEMPORARY KITCHEN/DINER PLUS UTILITY BOOT ROOM AREA, CLOAKROOM WC AND LOUNGE PLUS A GOOD SIZED WELCOMING HALLWAY, FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT LOCATION AND STANDARD OF WORKMANSHIP THROUGHOUT. EPC - F
SEE AGENTS NOTES



Location

The property is ideally located within walking distance of the Holmbush shopping area, providing Tesco and Lidl supermarkets, a bakery, Post Office and food takeaways. There is a Doctors Surgery and Chemist close-by and a Minor Injuries Unit within a short drive of the property. There are several schools in the vicinity; Sandy Hill Infants & Junior Academy, Charlestown Primary, Penrice Community College with Cornwall College, a Further Education facility, to the north of the town.

St Austell town centre is 1 1/2 miles away with a leisure centre, mainline railway station and a local and National bus station. The picturesque port of Charlestown, Carlyon Bay Beach and the award winning Eden Project are within a short drive away whilst the historic town of Fowey, well known for its restaurants, shops and coastal walks, is 7 miles away. The Cathedral city of Truro is approximately 13 miles away and Newquay Airport, 15 miles.

Directions



From the A390 come past The Holmbush Inn on your left hand side and Niles Bakery on your right. At the traffic lights turn left onto Bucklers Lane. Follow the road up past Mansfield Way on your right hand side and Bradfords, you will notice Kernow Fixings on your right hand side approximately 30 yards past the turning into there, there is a lane before the car garage. Turn right and head down to the end and there will be a blue farmhouse gate in front of you.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Via the farmhouse gated driveway there is a part wood glazed panel door opening through into large welcoming hallway.

Hallway

11'6" x 6'5" - max (3.53 x 1.97 - max)



Finished with tiled flooring. Wall mounted radiator and stair case to the bedrooms with storage beneath. Door through into lounge. Double glazed window with deep display sill.

Lounge

11'6" x 8'9" (3.53 x 2.68)



With a wonderful central focal point of exposed part stone fireplace with mantle and multi fuel burner set within the chimney breast set onto a tiled hearth. Large double glazed window and display sill enjoying an outlook over the garden. Recessed spotlights. Recessed display shelving.



Kitchen/Diner

16'3" x 11'3" (4.97 x 3.45)

Utility/Boot Room

8'1" x 3'10" - max (2.48 x 1.19 - max)

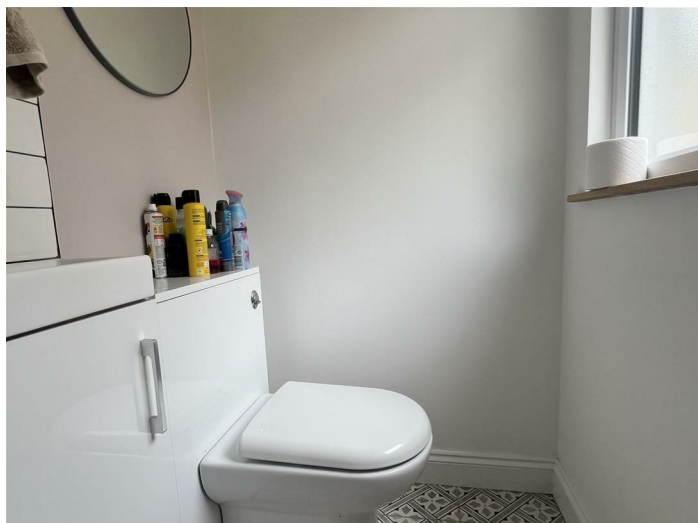


Open arch with steps up into the impressive kitchen/dining area, also enjoying an outlook over the gardens and driveway from three double glazed windows. Recessed spotlighting and free standing pelmet lighting. All finished with tiled flooring. Thoughtfully designed and laid out and incorporates built in oven, microwave, fridge, freezer, dishwasher. Four ring gas hob with modern extractor over set within a solid strip wood square edged work surface. Sunken sink and mixer tap.

Part glazed wood panel door leads into utility/boot room. Tiled flooring continues through similar work surface to the kitchen incorporating stainless steel sink and drainer with mixer tap with double glazed window above and boiler to the side. Underneath there is a base cabinet for storage and space and plumbing for white good appliances. Part obscure double glazed door opens out onto the driveway and door into cloakroom/WC.

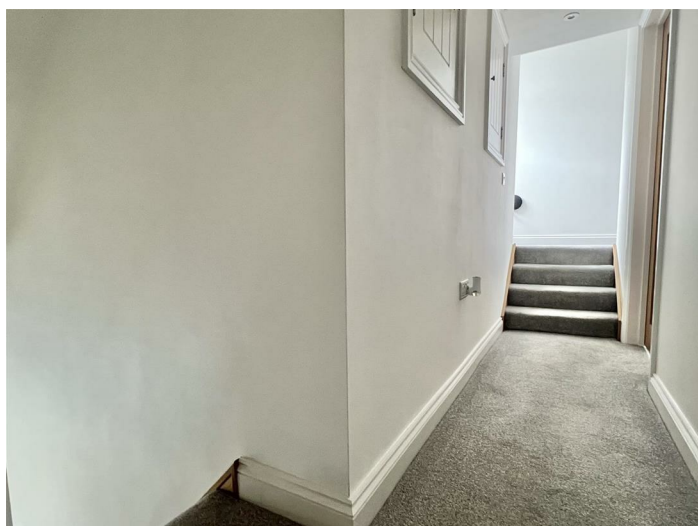
Cloakroom/WC

1.17 x 1.06



Frosted double glazed window to the side with low level WC with hidden cistern and storage to the side. Hand basin with tiled splashback.

From the entrance hallway step up into bedroom, and staircase up to the 1st floor landing



Bedroom

8'8" x 7'4" - max (2.65 x 2.24 - max)

Double glazed window to side with deep display sill and wall mounted radiator.

Main staircase with handrail to the first floor landing with recessed spotlighting. Access through to the loft and two high level storage cupboards. Doors to all double bedrooms and family bathroom.

Bedroom

7'9" x 8'9" (2.38 x 2.67)



Double glazed window to the front with fitted blind.

Bedroom

8'7" x 12'10" - max (2.62 x 3.93 - max)



Double glazed window with fitted blind enjoying an outlook down over part of the garden with low level deep display sill and radiator beneath.

The upper landing continues with steps up to the family bathroom and bedroom.

Bedroom

8'0" x 11'6" - max please note slight reduced head
(2.44m x 3.51m - max please note slight reduced head)



With an outlook down over the garden area from the double glazed window with fitted blind, display sill and radiator beneath. the upper landing continue along with step upto bedroom. Double glazed window with fitted blind to the side with door into the family bathroom.

Family Bathroom

8'4" x 7'8" - max please note reduced headroom (2.55 x 2.36 - max please note reduced headroom)



Obscure double glazed window with blinds. Thoughtfully designed and laid out maximising the space available. Finished with an attractive tiled flooring. Comprising low level WC and hand basin set into white gloss vanity storage area. Tiled splashback with mirror above. Panelled bath with part tiled surround and curved glazed doors into shower cubicle with electric wall mounted shower, with tiled surround. Chrome heated towel rail. Wall mounted extractor. Ceiling spotlighting.

Outside



There is a lane which leads down to the farmhouse gate which opens to a granite stone chipped driveway and patio area. To the side outside tap and power sockets and steps lead up onto a wonderful paved patio area with the outbuilding and behind an area of further stone chipping base with patio and grass lawned area.

Outbuilding

15'5" x 8'10" (4.7 x 2.7)



The outbuilding is a wonderful addition with double glazed sliding doors and outside privacy lighting with further double glazed window to the side. A fantastic room for socialising and entertaining, currently offering a bar area with both TV and telephone points.



Agents Note

The outbuilding was granted planning permission as an external bedroom.

A grass bank above the stone wall, although not on the registered Title to owners have been using it due to un accessibility to surrounding areas.

As you enter the lane there has been a agreement with the neighbours to park on the right hand side, this does not form part of the Title.

Council Tax Band - B

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

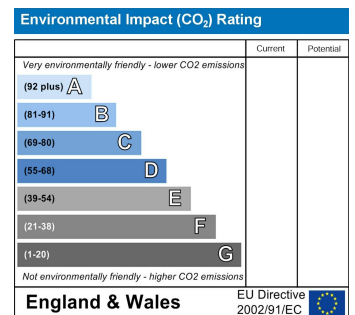
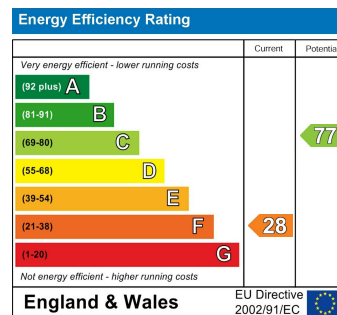
Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk





GROUND FLOOR



1ST FLOOR



BUCKLER COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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