



MAY WHETTER & GROSE

**MAYS COTTAGE , ST AUSTELL, PL26 6HN**  
**GUIDE PRICE £250,000**



A WELL POSITIONED CHAIN FREE END OF TERRACE COTTAGE WITH TWO DOUBLE BEDROOMS AND OFF ROAD PARKING. FURTHER BENEFITS INCLUDE AN ENCLOSED MANAGEABLE GARDEN. ELECTRIC HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME WITHIN CLOSE REACH OF LOCAL AMENITIES. EPC - E

\*SEE AGENTS NOTES\*



## LOCATION

The heart of Gorran Haven is a cluster of fishermen's cottages, nestling around a secluded cove. The two village beaches have golden sand making them ideal for the whole family (including dogs on a lead). The main beach is accessible to all, and all facilities are close by including a large car park. The harbour is sheltered by a stone quay from which angling trips are available and there are visitors moorings for the boating enthusiasts. To the west of Gorran Haven is Caerhays Castle, beach and gardens. Caerhays beach is sheltered with golden sand, beach cafe and ample car parking. The gardens are open in the spring, to the public and boast a breath taking collection of tropical plants in an idyllic setting, Mevagissey is approximately 3 miles away and offers a range of village amenities to include a grocery shop, variety of pubs and restaurants, and there is also a doctors surgery. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 15 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 16 miles from the property. St Austell town centre is located approximately 12 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with supermarkets. There are good primary and secondary schools within close proximity.

## DIRECTIONS

### ACCOMMODATION

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

UPVC double glazed door with upper and lower obscure glazed inserts gives external access into entrance hall.

### ENTRANCE HALL

8'7" x 3'4" (2.64 x 1.03)

Door through to lounge opening through to kitchen. Door into bathroom. Carpeted flooring. Textured ceiling. High level mounted enclosed fuse box. Textured walls.

## BATHROOM

8'0" x 6'4" (2.44 x 1.94)



UPVC double glazed window to rear elevation with obscure glazing matching three piece bathroom suite comprising low level flush WC, corner panel enclosed bath with folding shower screen and wall mounted electric shower over. Pedestal hand wash basin set on roll top work surface offering additional storage options and doors to allow access to fitted storage below. Heated towel rail wall. Mounted electric heater. Tiled walls. Vinyl flooring. Wood panelled ceiling.

## KITCHEN

11'8" x 9'8" - max (3.57 x 2.97 - max)



Large UPVC double glazed window to the rear elevation over looking enclosed plot. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Part tiled walls. Textured ceiling. Fitted extractor hood above cooker recess, space for and plumbing for washing machine. BT open reach telephone point. Door opens to provide access to another useful inbuilt cupboard with high level door opening to provide access to the

pressurised hot water cylinder. Wood effect laminate flooring.



### LANDING

9'7" x 4'6" (2.93 x 1.38)

### LOUNGE

10'4" x 12'1" (3.17 x 3.70)



UPVC double glazed window to front elevation. Door gives access to landing. Focal multi fuel burner set within red brick chimney recess with red brick hearth. Wall mounted electric night storage heater. Exposed ceiling beams. Carpeted flooring. Television ariel point.



Doors off to double bedrooms one and two. Carpeted flooring ceiling mounted window providing natural light into the landing.

### BEDROOM TWO

9'3" x 10'2" - max (2.84 x 3.10 - max)



UPVC double glazed window to front elevation.

Carpeted flooring. Wall mounted electric night storage heater.

### **BEDROOM ONE**

13'9" x 10'1" (4.20 x 3.09)



UPVC double glazed window to rear elevation. Carpeted flooring. Wall mounted electric night storage heater.

### **OUTSIDE**



Conveniently located next to the village shop. To the side a gravelled parking area allows off road parking. To the right hand side of the parking area a wrought iron gate opens to provide access to the low maintenance garden, laid to slate and granite chippings with a seating area opposite the front door. The low maintenance garden flows around the rear of the property with the gravel walkway flowing across the rear complete with outdoor tap. There is a well established elevated planting bed offering an abundance of established plants and shrubs.



### **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](mailto:sales@maywhetter.co.uk)


### **AGENTS NOTES**

Interested parties are advised that there is no loft hatch for Mays Cottage and the Owners advise the flat above the shop adjoining the property may have access to part of the loft area above Mays Cottage.

We are advised there is a small section of flying freehold, within the property.

Bearing in mind the above applicants should discuss any impact with their lending source.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	48	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







MAY WHETTER & GROSE

ESTABLISHED 1920

# FLOORPLAN COMING SOON



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