



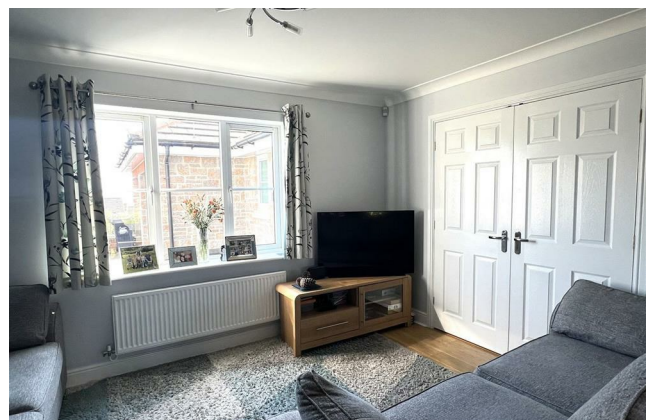
MAY WHETTER & GROSE

58 RETALLICK MEADOWS, ST. AUSTELL, PL25 3BY
GUIDE PRICE £400,000



WITH A BACKDROP OF THE OPEN COMMUNAL PARKS WITHIN A QUIET CUL DE SAC POSITION IN THE MUCH SOUGHT AFTER DEVELOPMENT OF RETALLICK MEADOWS, IS THIS IMPRESSIVE FAMILY RESIDENCE THOUGHTFULLY DESIGNED AND LAID OUT WITHIN EASY REACH OF COUNTRYSIDE WALKS, CLAY TRAILS AND A SHORT DISTANCE OF PRIMARY AND SECONDARY SCHOOLING. LOCAL AMENITIES ARE AT HOLMBUSH. ST AUSTELL BAY A SHORT DISTANCE AWAY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE STANDARD OF FINISH THROUGHOUT AND ITS BEAUTIFUL POSITION WITHIN THIS POPULAR DEVELOPMENT.

EPC - C



Location

Within walking distance of the property is a Primary School, children's play park, doctors surgery and chemist, and convenience store. Within easy reach is the Holmbush complex of shops comprising a Post Office, butchers and Tesco supermarket. St Austell town centre is situated approximately 2 miles away. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

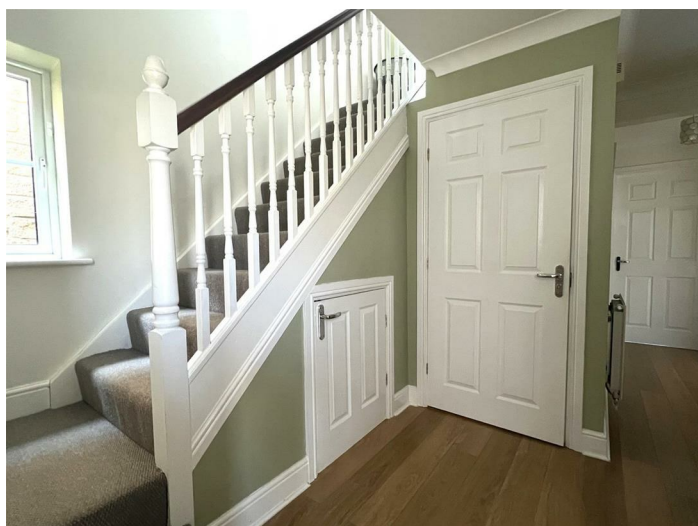
From St Austell go along Trenowah Road past Wheal Northey Surgery on your right hand side, carry on towards the A391, turn left up into Retallick Meadows, follow the road up and around to the right for approximately 30 yards. Bear to the left, head up towards the end taking the next left up into the cul-de-sac, the property will appear in front of you.

Accommodation

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

A shared sweeping driveway leads to the front of the garages and a paved pathway leads to a part obscure glazed door with side panel and outside courtesy lighting. Door leads through into entrance hall.

Entrance Hall



Engineered strip wood flooring, which continues through into the inner hallway and living areas and into the study.

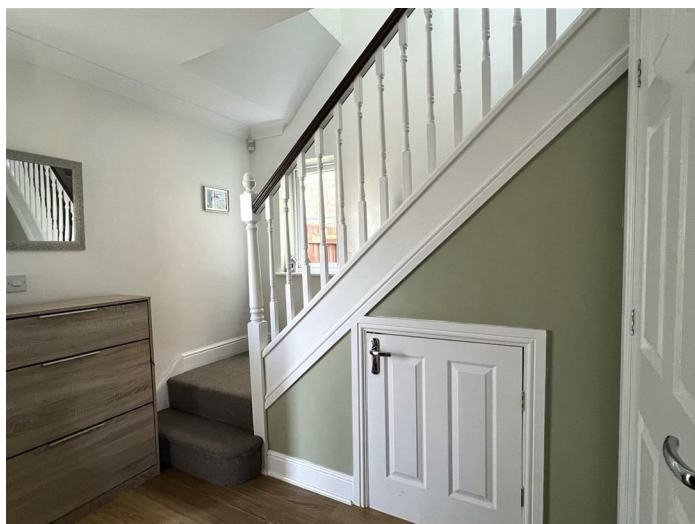
Study

10'2" narrowing to 6'5" x 9'0" - max (3.12 narrowing to 1.98 x 2.76 - max)



Situated between the front entrance and the garage with two double glazed windows, one to the front and one to the rear both with fitted blinds. Wall mounted radiator. A fantastic addition to this home.

Inner Hallway



Carpeted turning stair case to the first floor. Double glazed window, low level under stairs storage. Double doors lead into the main lounge with further door into kitchen and family dining area and one into cloakroom/WC.

Cloakroom/WC

6'5" x 3'10" -max (1.98 x 1.17 -max)



A spacious WC with hidden cistern, low level WC, hand wash basin with tiled splashback. Obscure double glazed window with roller blind and wood effect floor covering.

Lounge Area

9'6" x 13'0" (2.90 x 3.97)



Large double glazed window with deep display sill to the front with radiator beneath. Wide open arch through into family room/dining area.

Family Room/Dining Area

14'11" x 12'11" (4.56 x 3.96)



This was the original lounge and has a central focal point of a polished painted hearth with wood mantle, surround and insert fire. Wall mounted radiator opposite and door with glazed panel leading out onto the patio and garden area which enjoys a great deal of sun throughout the day and into the evening.

Kitchen

11'3" x 10'2" - max (3.45 x 3.12 - max)

Refitted in recent years. Thoughtfully designed and laid out comprising a comprehensive range of gloss fronted wall and base units with a mix of cabinets and drawers incorporating integrated Bosch dishwasher, four ring gas hob with extractor over and polished splashback. Further eye level oven to the side and integrated fridge/freezer. All complimented with a speckled roll top laminated work surface with incorporating one and half bowl sink and drainer with mixer tap with large double glazed window above enjoying an outlook over the well kept rear garden. Modern coloured radiator behind the door and all finished with a tile effect floor covering.

Utility

4'11" x 7'1" - max (1.51 x 2.17 - max)

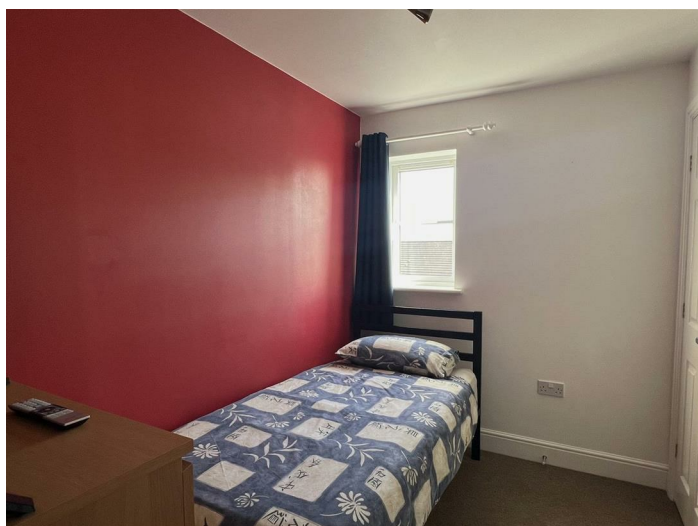


Similarly finished with wall and base units and work surface incorporating stainless steel sink and drainer with mixer tap. Under unit space and plumbing for white good appliances. Wall mounted combi boiler. Part obscure double glazed door opening to the side.

Carpeted staircase turns to the half landing where there is a double glazed window and doors to all upstairs bedrooms and family bathroom. Door into large airing cupboard. Access to loft which is part boarded.

Bedroom

9'3" x 6'4" - max (2.82 x 1.94 - max)



Double glazed window to the front elevation with deep display sill with coastline glimpses, radiator beneath. Door into deep over stairs storage recess cupboard.

Bedroom

13'2" x 9'10" narrowing to 6'11" (4.03 x 3.02 narrowing to 2.12)

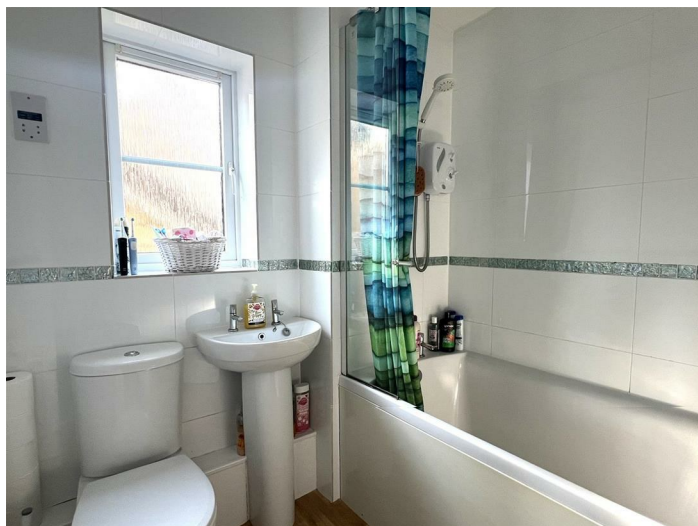


Also enjoying a similar outlook from a double glazed window with roller blind and radiator beneath. Further door into recess wardrobe storage.



Family Bathroom

6'4" x 6'8" - max (1.95 x 2.05 - max)



Finished with a fully polished white tiled wall surround with decorative insert, complimented with strip wood effect floor covering. Low level WC, hand basin and panelled bath with shower over. Heated towel rail behind the door plus an additional radiator. Obscure double glazed window with shaver socket to the side. Ceiling mounted extractor.

Bedroom

10'0" x 10'4" (3.06 x 3.17)



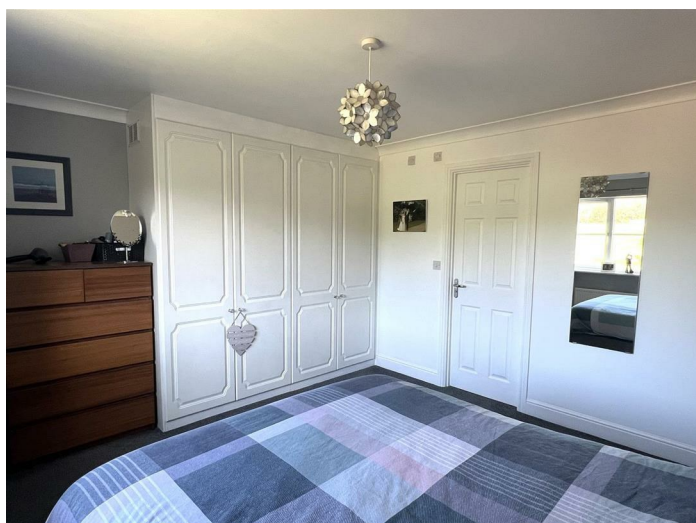
Double glazed window with deep display sill with radiator beneath, enjoying the outlook over the formal gardens and beyond.

Principal Bedroom

11'4" x 11'7" plus recess (3.46 x 3.54 plus recess)



Enjoying a two tone painted wall surround and warm coloured carpeted flooring. In-built wardrobes. Double glazed window enjoying a similar outlook to the rear with deep display sill and radiator beneath.



En-Suite
5'6" x 7'4" (1.70 x 2.24)



Comprising low level WC, hand basin with part tiled splashback. Double glazed doors into shower cubicle with tiled surround. Heated towel rail and radiator. Double glazed window to the side and finished with wood effect floor covering.

Double Garage
17'0" x 17'5" - max (5.20 x 5.33 - max)



Two single roller doors opening into one area inside with open eaves storage. Part obscure double glazed door to the rear. Power and light.

The property is approached by a brick paved entrance into the cul-de-sac. There is a strip of lawn and slate stone chippings with some planting beneath. Shared driveway sweeps around in front of the garage together with parking for two vehicles. Gateway leading through to the rear.

The rear garden from the main family dining area opens out onto a paved patio area with steps leading up onto an area of open lawn with some planting to the side. A backdrop of a Cornish Stone wall with low fencing and fence panels to both sides. The open greens, woodlands and children's playpark area to the rear.



Council Tax Band - E

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.

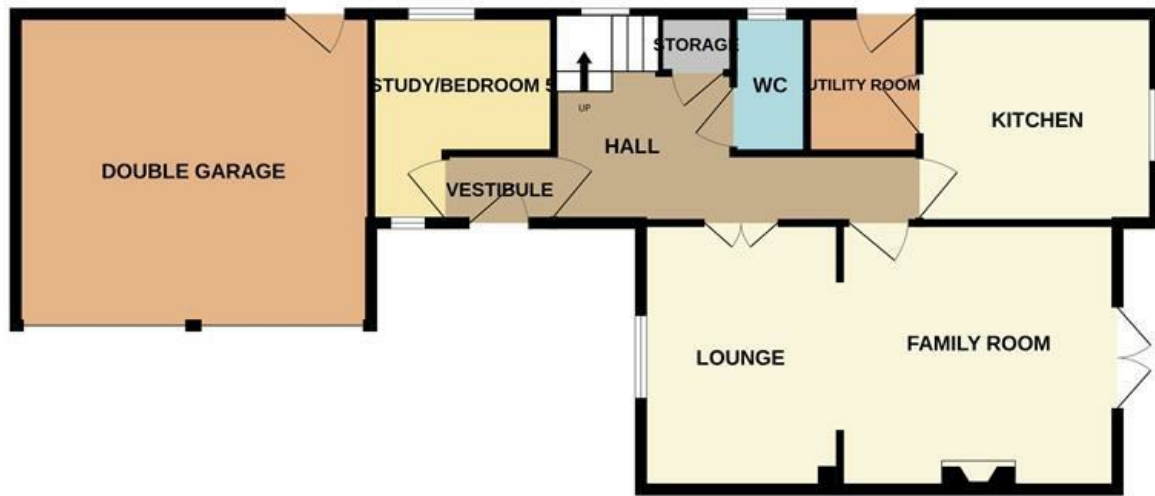
Viewings
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	72	82

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



959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.7 sq.m.) approx.

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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