



MAY WHETTER & GROSE

**14 FETTLING LANE, CHARLESTOWN, PL25 3FS
OFFERS IN EXCESS OF £325,000**



OFFERED WITH NO ONWARD CHAIN.

LOCATED ON A GENEROUS SUNNY ASPECT CORNER PLOT WITHIN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT JUST A SHORT DISTANCE FROM ST AUSTELL BAY AND THE HISTORIC PORT OF CHARLESTOWN. WITHIN EASY REACH OF BOTH PRIMARY AND SECONDARY SCHOOLING IS THIS IMPRESSIVE HIGH END FINISH FAMILY RESIDENCE WHICH BENEFITS FROM AN ENCLOSED LOW MAINTENANCE REAR GARDEN WITH THE WONDERFUL ADDITION OF A PURPOSE BUILT GARDEN ROOM. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION AND LEVEL OF FINISH THROUGHOUT.

*** EPC - C ***



Directions:

From St Austell head down towards the historic port of Charlestown past Penrice Academy on your right hand side. Take the third turning on the left sign posted Castings. Follow the road down to the end, the road will bear round to the right Approximately 30 yards and the property will appear on the corner on the right hand side. Please note the allocated parking spaces are behind the property.

Location:

Close to the Historic Port of Charlestown and not far from the A390. Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre, and has been the back drop of several feature films and TV series. It offers an array guest houses, holiday accommodation plus excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club.

Accommodation:

To the front of the property steps with hand rail and planted shrubbery borders to both sides leads to the front door with covered canopy. Outside courtesy lighting.

Hallway:

A welcoming hallway finished with attractive engineered wood flooring which continues through the downstairs living area. Carpeted staircase with handrail to the first floor. Glazed panel door into the lounge.

Lounge:

16'1" x 10'11" (max) (4.91m x 3.35m (max))



A light and spacious lounge, further enhanced by the double glazed windows to the side and front. Further doors open onto the sunny aspect rear garden. Finished with two tone painted wall surround. Two wall mounted radiators.



Kitchen:

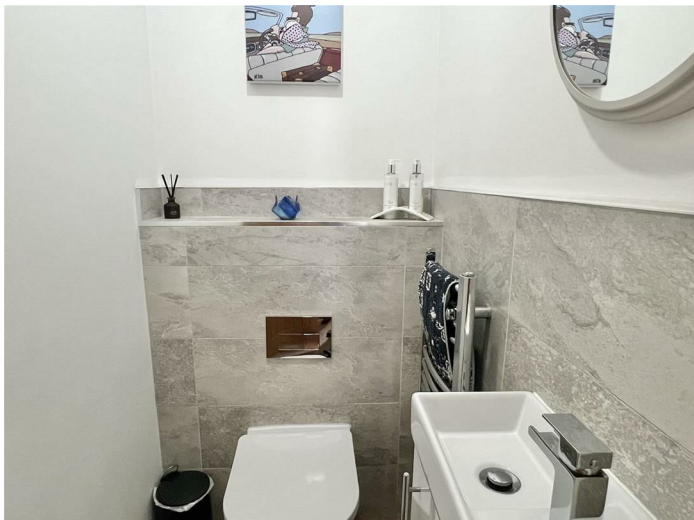
16'1" x 9'6" widening to 16'2" (4.92m x 2.90m widening to 4.94m)



Finished with comprehensive range of high end white gloss fronted wall and base units complimented with polished stone work surface incorporating sink and drainer with mixer tap. Four ring Nef hob with extractor hood over an integrated oven below. Integrated dishwasher, fridge and freezer, with under unit and free standing space for further white good appliances. Double glazed window to the front and double doors open out onto the sunny aspect enclosed rear garden. Tower radiator to the side. Wraps round to useful built in storage.



Cloakroom WC:



Comprising low level WC with hidden tiled cistern and display sill above. Chrome heated towel rail. Hand basin with waterfall mixer tap set into a white gloss vanity storage unit beneath.



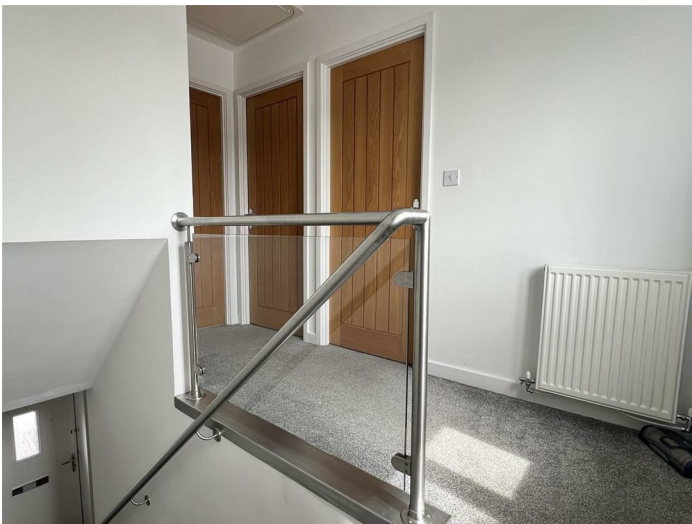


Bedroom:

11'3" x 13'5" (max) (3.45m x 4.09m (max))



Landing:



Offering a dual aspect and great deal of natural light from a double glazed window to the front with deep display sill, radiator beneath and one to the side. Door through into en-suite:

Carpeted staircase with brushed chrome hand rail and glass insert to the first floor landing. Double glazed window with deep display sill enjoying an outlook over the garden. Wall mounted radiator. Doors to all three bedrooms and bathroom. Door into over stairs airing cupboard with part slatted shelving. Access through to the loft and an air recirculation system.



Ensuite:

4'4" x 7'6" (1.34m x 2.30m)



Beautifully appointed with an elegant finished fully tiled wall and floor surround. Low level hidden WC and hand basin with water fall mixer tap and mirrored fronted vanity storage cabinet above. Obscure double glazed window with tiled sill. Radiator. Chrome heated towel rail. Entrance through into wet room area with ceiling mounted rain effect shower head and separate attachment. Recess spotlighting. Extractor fan.

Bedroom :

9'4" x 7'6" (2.86m x 2.29m)



Enjoying an outlook over the rear garden from a double glazed window with deep display sill. Radiator. Finished with a bright white wall surround and feature paper patterned wall.

Bedroom :

9'4" x 8'3" (2.86m x 2.52m)



Double glazed window to the front with deep display sill. Radiator. Finished with a bright white wall surround.

Family Shower Room:

6'5" x 5'2" (max) (1.98m x 1.59m (max))



Fully tiled floor and wall surround. Incorporating hidden toilet cistern. Hand basin with waterfall mixer tap. Obscure double glazed window to the front. Shaver socket. Chrome heated towel rail. Curved glazed doors into corner cubicle with integrated shower system. Ceiling mounted recess spotlights.

Outside:



To the front of the property there are deep planted borders to both sides of the front entrance.



Garden Room:
18'11" x 9'1" (5.78m x 2.78m)



A fabulous addition of this family residence is the generous sized and sunny aspect rear garden which enjoys the sun throughout the day and into the evening in a good degree of privacy. Accessed from the main lounge, or kitchen and dining room from where leads out onto a raised composite decking with a step down onto a slate stone paved patio and dining area which continues around in front of the lounge area. Expanse of artificial lawn bordered by attractive stone pebbles. Further stone pebbled area. Hidden to the side there is additional storage.



This impressive garden also benefits from the wonderful versatile garden room which has raised composite decking with lighting and two sets of double doors opening through into this useful addition. Finished with polished tiled flooring. Recess spotlighting. Chrome heated towel rail. Latched high level gate leading to the rear where there is an allocated parking space.



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	84

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	



Floor Area:

The floor area measurement is taken from the EPC.

Services:

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

Viewing:

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

Broadband and Mobile Coverage

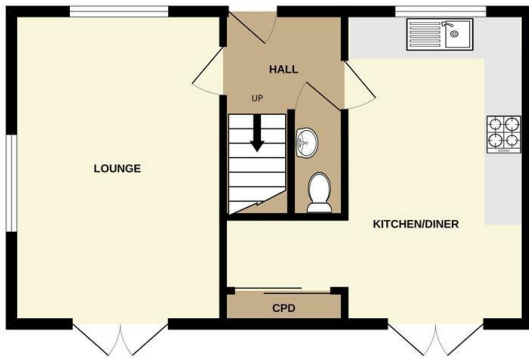
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage/> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Agents Notes

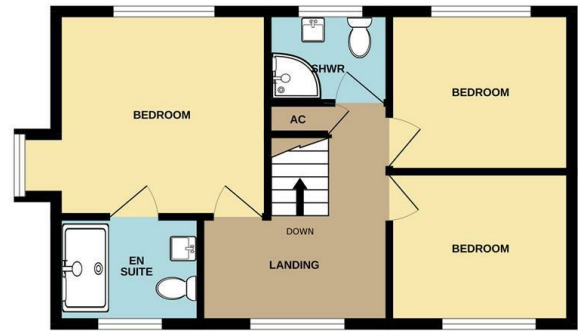
There is an annual fee payable to First Port who act as agent for the management company. The fee for 2026-2027 is £239.73



GROUND FLOOR



1ST FLOOR



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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