

# MAY WHETTER & GROSE

**9 SOUTHBOURNE ROAD, ST. AUSTELL, PL25 4RU**

**GUIDE PRICE £375,000**



ENJOYING A COUNTRYSIDE OUTLOOK FROM ITS ELEVATED POSITION IN A CONVENIENT POSITION TO EXPLORE ST AUSTELL BAYS BEACHES AND COASTLINE BUT ALSO THE WOODLAND WALKS OF KINGSWOOD AND PENTEWAN TRAIL. WELL PLACED FOR BOTH PRIMARY AND SECONDARY SCHOOLS AND ST AUSTELL TOWN IS THIS IMPRESSIVE PERIOD HOME WHICH HAS BEEN REFURBISHED WHILST RETAINING THE CHARACTER AND CHARM OFFERING SPACIOUS ACCOMMODATION. LOUNGE, DINER, KITCHEN, SHOWER ROOM AND TWO DOUBLE BEDROOMS TO THE GROUND FLOOR WITH CARPETED STAIRCASE TO TWO ADDITIONAL BEDROOMS AND SHOWER ROOM TO THE FIRST WHILST SET IN GOOD SIZE GARDENS WITH DRIVEWAY AND AMPLE PARKING TO THE FRONT WITH BEAUTIFULLY KEPT LANDSCAPED REAR GARDEN PLUS ORIGINAL GARAGE WHICH IS NOW A USEFUL WORKSHOP AND STORE AND ADDITIONAL POTTING SHED. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE CHARM AND CHARACTER THE PROPERTY STILL HOLDS AND ITS CONVENIENT POSITION - EPC D



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St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 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:**

Head down South Street to the roundabouts turning left heading up onto the A390, at the next set of traffic lights carry straight on for approximately 80 yards and the property will be on the left hand side with a board erected for convenience.

#### **Accommodation:**

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

From the pillared open driveway entrance there are steps and handrail to the first terrace with additional steps and handrail to the front porch.

Part obscure double glazed window with matching side panels leading into the porch area.

#### **Porch:**

7'9" x 3'3" (2.37m x 1.01m)

An obscure glazed panel door with original features of stain glass surround leading through into the main hall.

#### **Entrance Hallway**



The period features can be seen immediately with the high ceilings, picture rail, ornate coving and the attractive tiled flooring. Wall mounted radiator and period doors into all downstairs living space.



#### **Lounge:**

17'2" x 11'3" at maximum points into bay (5.25 x 3.44 at maximum points into bay)



The character features continue through with the picture rail surround and large bay style double glazed window to the front where you can enjoy an outlook over countryside. All finished with a warm coloured strip wood laminate flooring which continues through to the dining room which is accessed via sliding doors.





**Dining Room:**  
13'9" x 10'6" (4.20 x 3.21)



The flooring continues through. Door through into the kitchen. A large double glazed low level window to the rear and one to the side offering a great deal of natural light. Picture rail surround continues and in the corner original wood doors into airing cupboard and storage housing the boiler. Additional wall mounted radiator.





**Kitchen:**

7'1" x 14'10" at maximum point (2.18 x 4.53 at maximum point)



Thoughtfully designed and beautifully appointed offering a range of light coloured wall and base units with square edged laminated wood effect worksurfaces and matching splashback incorporating a coloured sink and drainer with mixer tap. Freestanding and space for appliances, this room has a great deal of natural light from three double glazed windows all with Venetian Blinds also with doors that lead out to the rear. Carpeted staircase and handrail to the first floor.



From the entrance hallway it widens through to the two further double bedrooms, family bathroom and into a large understairs deep recess storage.

**Bedroom One:**

14'11" x 9'10" 150'11" (4.56 x 3.46)



(maximum measurement into recesses)

A great deal of natural light from the large and deep double glazed bay style window to the front. The laminated flooring continues through, and there is also picture rail surround, and radiator.

**Wet Room/Shower Room:**

7'5" x 5'7" at maximum point (2.27 x 1.72 at maximum point)

Comprising WC, hand basin and glazed doors into the corner shower cubicle with integrated shower system. Large obscure double glazed window to the side with attractive patterned roller blind with extractor fan and all finished with a marble effect bath sheet panel surround and large chrome heated towel rail. Coloured strip wood effect laminated flooring.

**Bedroom Two:**

9'10" x 10'0" (3.02m x 3.07m)



Upvc double glazed window to side elevation providing natural light. Picture rail surround. Laminated strip wood flooring continues. Radiator. Textured ceiling.

Carpeted staircase with handrail from the kitchen up to the first floor landing with access through to the loft. On the staircase there is a low level latch gate giving additional storage and period doors to both bedrooms and shower room.

**Bedroom Three:**

12'2" x 11'11" (3.73m x 3.65m)



Please note slightly reduced headroom at certain points. Velux windows to the front and back, having wall mounted radiator.

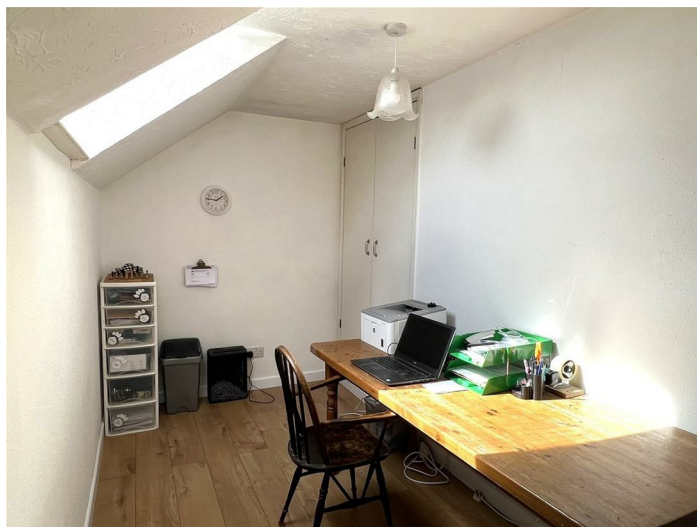
**Eaves Storage:**

11'11" x 5'6" (3.65m x 1.69m)

With restricted head height, accessed off the third bedroom offering fantastic storage facilitates complete with light. All finished with the wood effect laminated flooring.

**Bedroom Four:**

13'1" x 6'1" (4.01m x 1.86m)



Benefitting from double wood doors into deep recess storage wardrobe area, and also additional door into the eaves storage with light.



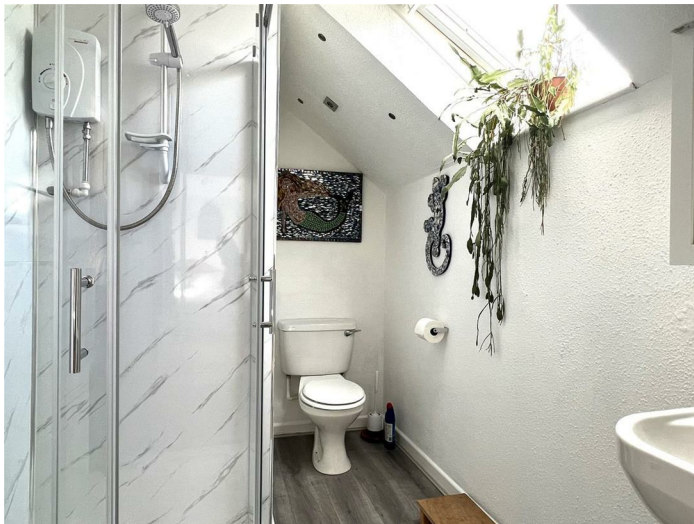


## Outside:



### First Floor Shower Room:

5'4" widening to 9'2" x 5'9" at maximum points (1.64 widening to 2.80 x 1.77 at maximum points)



High level Velux window there is low level WC and hand basin with vanity mirror fronted storage unit above and pull cord. With marble effect bath sheet panel surround which continues into the shower. Chrome heated ladder towel rail. Coloured wood effect laminated flooring. Recessed spotlighting.

To the front the property is accessed from the A390 and pavement area. Behind the pillared open driveway entrance with raised attractive low level planted borders, offering ample parking for numerous vehicles. The driveway continues down the side of the property.

The front garden area is low maintenance and extra parking could be obtained if needed. The original driveway continues up to the side of the property where currently there is a latched high level gate and fence that opens through into landscaped rear garden.

There is a terraced paved patio area, a generous size potting and storage shed to the side and beyond leads to the wonderful addition of the original garage which is now a useful workshop and storage.





**Former Detached Garage Now Workshop  
Storage**  
23'6" x 14'5" (7.18 x 4.41)



Having three double glazed windows to one side and one opposite, original features can also be seen with a former garage workshop pit.



To the side there are numerous areas where you can sit and enjoy the sunshine and in privacy. There is an area of lawn and beyond leads to a wonderful good size sunny aspect garden, throughout the day and into the evening. Nestled in a corner there is a hardstanding picnic bench area and a further high level latched gate giving access back around to the side.

**Agents Notes**



The former garage is now a workshop and currently in use as a business. Please be aware of a working environment. The property has also has external insulation

**Council Tax Band - D**



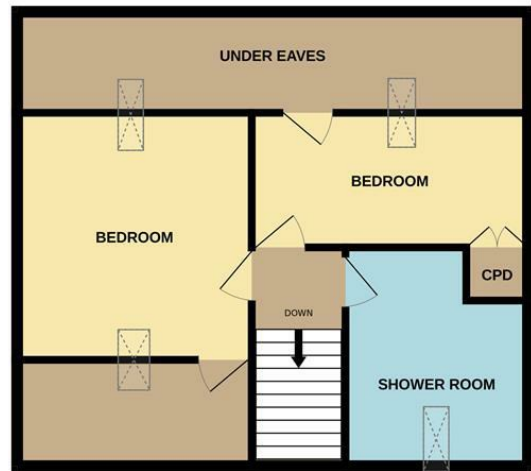
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		59	72
England & Wales		EU Directive 2002/91/EC	

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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