

MAY WHETTER & GROSE

RANCHO, OLD POUND, NANPEAN, PL26 7XS
GUIDE PRICE £425,000



AN EXCITING OPPORTUNITY TO PURCHASE A DESIRABLE DETACHED HOUSE BOASTING FOUR DOUBLE BEDROOMS WITH EN-SUITE BATHROOM TO PRINCIPAL BEDROOM AND THREE RECEPTION ROOMS. THE PROPERTY OFFERS ANNEXE POTENTIAL FOR THOSE WITH A DEPENDENT RELATIVE OR TEENAGER. AMPLE OFF-ROAD PARKING, NUMEROUS OUTBUILDINGS AND A GENEROUS PARCEL OF LAND EXTENDING TO APPROXIMATELY HALF AN ACRE. THE PROPERTY ENJOYS DELIGHTFUL ELEVATED VIEWS AND OCCUPIES A PRIVATE SETTING WITH NO IMMEDIATE NEAR NEIGHBOURS. ALTHOUGH THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT THE BLANK CANVAS IS HERE TO CREATE A TRULY SPECTACULAR FAMILY HOME COMMANDING A DELIGHTFUL OUTLOOK. DOUBLE GLAZED WITH OIL CENTRAL HEATING AND OWNED SOLAR PANELS GENERATING ELECTRICITY. EPC - D



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Nanpean has a range of village amenities including primary school, shop and post office, public house and petrol station and is situated approximately 6 miles from St Austell town centre which offers a wide range of shopping, educational and recreational facilities. 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 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.

Directions:



Leaving St Austell, take Bodmin Road. Proceed through Trethowel and Ruddle Moor. Take the left hand turn and pass the Sawles Arms on the right hand side. Proceed along this road through Cocksbarrow. At the T-junction, turn left onto Greensplat Road. Proceed to the next junction, here, turn right. At the next junction turn right onto Old Pound. The property is then located on the left hand side of the road

The Accommodation:

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

Sun Room:

11'6" x 9'10" (3.51m x 3.02m)

Double patio doors provide external access into entrance sunroom. With further Upvc double glazed window to right- and left-hand side of doors and further double-glazed windows to front and rear elevations. Polycarbonate roof, tiled flooring. This area catches a great deal of sun and overlooks the house garden with delightful far-reaching views to the rear of the plot. A hard wood door then provides access through to the lounge.

Lounge:

13'8" x 12'11" (4.17m x 3.96m)



Door through to dining room, door through to kitchen/diner. Stairs to first floor with door allowing access to understairs storage void. Delightful full exposed stone wall housing the original fire place currently housing a multi fuel burner complete with original Clome oven inset to the far-left hand corner. Exposed ceiling beams. Textured walls. Carpeted flooring





Kitchen:

13'0" x 11'10" (3.98m x 3.61m)

Boot Room:

6'3" x 5'8" (1.93m x 1.73m)

Upvc double glazed door to rear elevation with upper and lower patterned obscure glass with further high level Upvc double glazed window to right hand side of door. Continuation of tile effect vinyl flooring ample storage facilities. High level enclosed fuse box and solar panel controls.

Utility:

6'0" x 5'4" (1.83m x 1.64m)

Access via an opening off the kitchen with doors off to wet room and further door to dining room. Continuation of tile effect vinyl flooring. Slimline Upvc double glazed window to side elevation with obscure glass. Roll top work surface with space below for dishwasher and tumble-dryer.

Wet Room:

7'3" x 5'10" (2.21m x 1.80m)



Upvc double glazed windows to side and front elevations, opening through to utility room, door allowing access to boot room. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with central mixer tap and matching draining board. Space for washing machine and fridge freezer. Fitted electric oven and oil fired Rayburn. Four ring buttonless hob with fitted extractor hood above. Tiled walls to water sensitive areas. Tile effect vinyl flooring, space for generous dining table. Textured ceiling. From the kitchen door leads through to boot room.



Upvc double glazed window to rear elevation with patterned obscure glass. Low level flush WC ceramic hand wash basin. Open shower cubicle with wall mount electric shower, tiled walls to water sensitive areas, non slip flooring, heated towel rail and fitted extractor fan.

Dining Room:

13'8" x 7'8" (4.18m x 2.35m)



Accessed either off the utility area or lounge is the dining room with Upvc double glazed window to front elevation offering delightful views over fields to the side of the plot. Carpeted flooring opening through to reception room three. Space for dining table.

Reception Room Three:

21'5" x 8'4" (6.55m x 2.55m)



A tremendous third reception room with Upvc double glazed doors to front and rear elevations both with upper obscure glass and both with Upvc double glazed windows to the right-hand side. Further Upvc double glazed window to side elevation. A triple aspect room enjoying fantastic natural light and offering breathtaking views for miles in the distance. Carpeted flooring. Wall mounted fan and tile effect vinyl flooring to far side of room. Radiator. This room offers tremendous potential and could be utilised as an annexe, additional bedroom, spacious office or would serve a multitude of purposes.

Landing:

13'6" x 13'0" maximum measurement (4.13m x 3.98m maximum measurement)



Split level landing with doors off to double bedroom one, two, three and four. Further door provides access to WC. Loft access hatch, carpeted flooring, high level radiator above stairwell.

Bedroom Three:

10'7" x 13'1" (3.23m x 3.99m)



Upvc double glazed window to front elevation offering a pleasant outlook over the enclosed front garden. Carpeted flooring. Door provides access to inbuilt storage void. Radiator.

WC:

5'7" x 2'10" (1.71m x 0.87m)



Upvc double glazed window to side elevation with patterned obscure glass. Matching two-piece white WC suite comprising low level flush WC. Ceramic handwash basin. Tiled walls to water sensitive areas. Carpeted flooring. Textured ceiling.

Bedroom One:

18'3" x 13'1" (5.57m x 3.99m)



(Double bed pine curved headboard grey duvet with white patterns.)
A delightful and spacious triple aspect double bedroom with Upvc double glazed window to rear and both side elevations all combine to provide tremendous natural light and offer truly delightful elevated views over the surrounding area. Door through to en-suite bathroom. Further door provides access to airing cupboard housing the hot water tank with further slatted storage facilities inbuilt. Carpeted flooring.

**En-Suite:**

8'11" x 6'2" (2.72m x 1.88m)

Generous En-suite with Upvc double glazed window to rear elevation providing natural light. Matching three-piece white bathroom suite comprising Low level flush WC. Ceramic hand wash basin and corner jacuzzi bath with central mixer tap and inbuilt jacuzzi jets. Tiled walls to water sensitive areas. Carpeted flooring. Textured ceiling. Wall mounted electric shower.

Bedroom Four:

8'1" x 9'10" (2.47m x 3.02m)



Upvc double glazed window to front elevation providing natural light. Carpeted flooring.

Bedroom Two:

14'7" x 8'10" (4.47m x 2.71m)

Another generous twin aspect bedroom with Upvc double glazed windows to front and side elevation combining to provide tremendous natural light. Carpeted flooring, two radiators.

External:

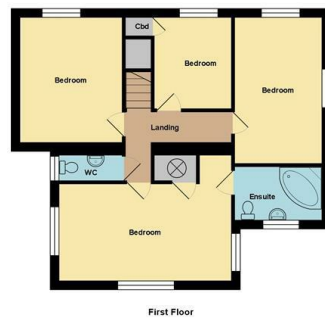


Located to the front of the property, the house garden is laid to lawn, well enclosed with Cornish hedging to right left and rear elevations. To the far end of the house garden is the property's former well which we understand is approximately 25ft deep - A delightful feature. Immediately in front of the entrance sun room is a paved patio area which scrolls around to the right providing an externally accessed attached store, there is also pedestrian access to the road via an iron gate. To the left-hand side, an area of planting takes in the delightful surroundings and also provides external access into reception room three. Via the left-hand side of the property, a walkway provides access to the rear parking area and also houses the property's oil tank. Offering vehicular access back on to the road via twin gates is the property's drive capable of housing numerous vehicles off road. Then to the right-hand side of the drive are the property's outbuildings offering tremendous storage facilities including a workshop, stables and two wood stores and garage with a "Nissan" hut located in the paddock to the side of the property. This exciting area offers delightful elevated views with potential to keep a horse or other animals. An increasingly rare opportunity to purchase a spacious property occupying a generous plot.

Council Tax Band - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



All measurements are approximate and for display purposes only

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