



M A Y W H E T T E R & G R O S E

LITTLE TRELOWER , TRELOWTH, PL26 7DU
GUIDE PRICE £550,000



A FANTASTIC OPPORTUNITY TO ACQUIRE A CHARMING AND SPACIOUS FOUR BEDROOM, THREE RECEPTION CHARACTER COTTAGE, WHICH HAS BEEN SYMPATHETICALLY REFURBISHED THROUGHOUT WHILST RETAINING MANY CHARACTER FEATURES. SET WITHIN BEAUTIFULLY LANDSCAPED, FORMAL AND PRIVATE GARDENS WITH THE BACKDROP OF FIELDS BEHIND AND LOCATED IN THE SOUGHT AFTER LOCAL HAMLET, A SHORT DISTANCE FROM THE EVER POPULAR VILLAGES OF POLGOOTH AND STICKER. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH STANDARD OF FINISH THROUGHOUT AND THE SPACE THE COTTAGE OFFERS. ALSO CONVENIENTLY PLACED FOR BOTH ST AUSTELL AND TRURO. EPC - D
SEE AGENTS NOTES



The village of Polgoooth lies approximately 2 miles West of St Austell and only 12 miles from the Cathedral city of Truro. There is a local village shop/ Post Office, hairdressers and a public house all within a few minutes walk. St Austell town centre offers a wider 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 10 miles away and is well known for its restaurants and coastal walks.

Directions:

From St Austell head out onto the A390, down past St Mewan School. As you start to climb up and the road widens into a part dual carriageway, bear off to the left signposted Sticker and Polgoooth. As you come into the Hamlet the property will appear on the right hand side.

Accommodation:

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



From the wide welcoming driveway there is a wood fence and gate leading onto a beautifully paved patio sun terrace area. Part Upvc double glazed front door and porch with further windows. Finished with slate tiled flooring. Internal frosted part glazed panel door into entrance hall.

Entrance Hall:



A warm, wide welcoming hallway finished with a light coloured carpeted flooring which continues into the reception rooms and up the staircase. Wall mounted radiator. The character features can be seen with the four panel wood doors into both front reception rooms. Glazed panel door opens into downstairs cloakroom/WC.

Cloakroom/WC:

Comprising of WC and hand basin. Radiator. Recessed open cloak cupboard/storage.

Reception Room/Formal Lounge:

11'1" x 15'8" (3.38m x 4.79m)



(maximum measurement)

Large double glazed window with display sill to front elevation and further high level picture window with deep display sill to the side elevation. Beautifully appointed with a central focal point of gas log wood effect burner, set onto a raised slate hearth and part exposed stone wall surround. Wall mounted radiator.

Opposite and also to the front enjoying the views over the formal gardens and accessed by Upvc double glazed French doors, is the second reception room.

Second Reception Room:

9'11" x 11'10" plus deep recess into double doors
(3.03m x 3.61m plus deep recess into double doors)



Similarly decorated to the high standard. Focal point of decorative wood burner set onto a raised hearth, slate sill and mantle surround. Wall mounted radiator. Period wood part glazed panel door into dining room.

Dining Room:

10'4" x 8'1" (3.17m x 2.47m)



(measurement plus former chimney recess currently used as display area)

The character and charm continues with part exposed beam ceilings with recess spotlighting. Low level double glazed picture window with slate sill. Wall mounted radiator. Wood effect floor covering continuing through an open arch into the kitchen area.

Kitchen:

18'8" x 7'3" (5.70m x 2.23m)



Large double glazed window with deep display sill and further double glazed patio doors opening out onto the rear patio. The kitchen comprises a range of cottage styled two toned wall and base units, thoughtfully designed and laid out. Integrated fridge freezer and dishwasher. Under unit space and plumbing for white good appliances and wine chiller. Space for a large five ring gas range style cooker with double size extractor over. All finished and complemented with a roll top wood worksurface, attractive tiled splashback plus Belfast sink. Recess spotlighting.



Landing:

Staircase with handrail leads onto landing. Door to bathroom. Stairs to higher landing area.

Bathroom:

9'8" x 9'1" (2.96m x 2.78m)



(maximum measurement, please note due to the design slight reduction to headroom at certain points)
Low level obscure double glazed window with tiled sill. Radiator. Attractive light wood floor covering. Thoughtfully designed and laid out with a free standing roll top bath with central mixer tap, low level WC and attractive hand basin and display surround with storage beneath. Sliding door into one and a half size shower cubicle with rain effect shower head and separate attachment. Ceiling mounted extractor.

Open Area:

4'3" x 7'5" (1.31m x 2.28m)

Step up into open area. This could be utilised as an additional work station if required or wardrobe area. Currently used as an additional play and storage area. Double glazed window enjoying an outlook over the garden and fields behind. Four panel wood door into bedroom.

Bedroom:

14'0" x 7'4" (4.29m x 2.26m)



Large double glazed window enjoying an outlook over the garden area and fields behind. Wall mounted radiator.

Landing Area:

Steps up onto landing area. Door into bedroom. Wall mounted radiator. Access to loft. Re air circulation system.

Bedroom:

7'0" x 11'3" (2.14m x 3.44m)



Upvc double glazed picture window with deep display sill and fitted roller blind. Further deep recess to side of bed. Wall mounted radiator.

Bedroom:

11'3" x 8'7" (3.45m x 2.62m)



A charming original feature of open fire grate and low level slate sill with double glazed window enjoying an outlook over the garden, driveway and some far reaching views.

Principle Bedroom:

10'3" x 12'11" (3.13m x 3.95m)



The character features continue with exposed wood floorboards and a period open fire grate and surround. Slate, low level sill with double glazed window enjoying the far reaching views and down over the garden. Door into en-suite.

En-Suite:

A fantastic use of space creating a double size shower cubicle with rain effect shower head and separate attachment. Low level WC and hand basin. Tiled flooring. Chrome heated towel rail. Vanity mirror fronted storage unit. Ceiling mounted extractor fan.

Outside:

The property is approached from the main road through the Hamlet, enclosed by mature hedging, shrubbery and trees with stone wall and part wood fence panel surround, offering a secure, private and sunny aspect garden. From the the driveway leads onto a large beautifully appointed patio and sun terrace area which continues across the front of the cottage and down onto an expanse of lawn. To the side there is a low level gateway and double power socket, this area would suit a hot tub.



The paving continues around to an original stone outbuilding currently used as storage with three low level doors. Attached to the side of the cottage is a stable door opening through to an additional storage area with double glazed window.



Agents Notes

The property has a septic tank located in the front garden

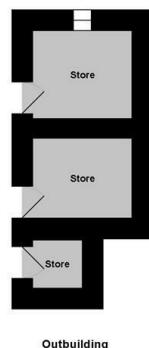
Gas Central Heating

Council Tax - D

A granite stone chipped pathway leads around to the rear where there is a lovely patio area with steps leading onto a further area of open lawn with steps continuing to an additional relaxing seating area, from where you can enjoy the views of the fields and surroundings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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