

# MAY WHETTER & GROSE

**CHATSWORTH, 10 MENACUDDLE LANE, ST. AUSTELL, PL25 5QN**  
**GUIDE PRICE £365,000**



A WELL PRESENTED CHAIN FREE DETACHED PROPERTY WITH TWO/THREE BEDROOMS, OCCUPYING A SPACIOUS PLOT. THE PROPERTY ENJOYS DELIGHTFUL AND WELL STOCKED GARDENS WITH FURTHER BENEFITS INCLUDING GARAGE AND OFF ROAD PARKING. THIS EXTREMELY POPULAR NO THROUGH ROAD LOCATION OCCUPIES A CONVENIENT SETTING WITHIN CLOSE REACH OF THE TOWN CENTRE. WITH SOLAR PANELS, OWNED OUTRIGHT, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS EXTREMELY WELL PRESENTED PROPERTY. EPC - D



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501  
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH  
Website: [www.maywhetter.co.uk](http://www.maywhetter.co.uk) E-mail: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

St Austell town centre is situated within a short distance and 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 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 Town head up North Street, past the Orthodontist on your left hand side following the road out and up the hill, past the turning into Tremena Gardens. As the road bears up and around take the right hand turning into Menacuddle Lane. Follow the road along where Chatsworth is located on the left hand side.

#### **Accommodation:**

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

Upvc double glazed door with inset patterned obscure glass allows external access into entrance hall.

#### **Entrance Hall:**

14'7" x 7'3" (4.45m x 2.23m)



Matching sealed glazed unit to left hand side of front door. Door to lounge/diner with inset double glazed obscure glazing matching the front door. Further doors off to kitchen, bathroom and double bedroom one and two. Further door provides access to an inbuilt useful storage void offering shelved and hanging storage options. Double doors opposite the front door provides access to the airing cupboard housing the Worcester 28CDI mains gas fired central heating boiler with further inbuilt slatted storage facilities to the left hand side. Carpeted flooring. Radiator. Loft access hatch. Agents note: The large loft is boarded, drop down ladder and lighting offering fantastic storage options.

#### **Lounge/Diner:**

21'10" x 11'11" (6.67m x 3.64m)



A delightful twin aspect room with Upvc double glazed full length window to rear elevation, Upvc double glazed window to right hand side and additional Upvc double glazed window to left hand elevation all combining to provide tremendous natural light and offer truly breath-taking and far reaching countryside views over the surrounding area. Twin doors provide access to office/bedroom three. Two radiators. Carpeted flooring. Bespoke gold cornice detailing with further cornice detailing around the light surrounds. Television aerial point. Telephone point. Space for generous dining table. Wall mounted electric real flame effect fire.



#### **Office/Bedroom Three:**

Accessed directly off the lounge/diner, this well lit room offers Upvc double glazed windows to front and side elevations. Carpeted flooring. Low level radiator. A fantastic office space, previously used as an occasional third bedroom, could easily house a sofa bed should the need arise.

**Kitchen:**

11'5" x 12'2" (3.48m x 3.73m)



(maximum measurement)

Upvc double glazed window to side elevation and wood frame door with upper and lower double glazing with patterned obscure glass, matching the front door and providing access to the utility area. Matching wall and base kitchen units finished in real wood. The kitchen benefits from integral fridge freezer and dishwasher. Built in electric oven with grill above. Fitted five ring mains gas hob with inbuilt extractor above. Textured ceiling. Tiled walls to water sensitive areas. Tiled flooring. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Roll top work surfaces. Fitted plinth heater.

**Utility:**

5'4" x 5'6" (1.64m x 1.68m)



Upvc double glazed sliding patio door with sealed glazed unit to right hand side of the door to rear elevation providing access to the patio located on the side of the property. Tiled flooring. Sliding doors provide access to WC. Space for additional freezer and washing machine with high level kitchen units above. Textured ceiling. Textured walls.

**WC:**

5'3" x 2'5" (1.62m x 0.76m)



Upvc double glazed window to rear elevation with matching patterned obscure glass. Two piece suite comprising low level flush WC and corner ceramic hand wash basin. Tiled flooring. Tiled walls to water sensitive areas. Textured walls and ceiling. A conveniently located WC offering easy access from the garden for any keen gardeners.

**Bedroom One:**

11'4" x 11'10" (3.47m x 3.62m)



A delightful twin aspect double bedroom with Upvc double glazed window to rear elevation and further high level Upvc double glazed window to left hand side elevation both combining to provide tremendous natural light. Radiator. The principal bedroom benefits from fitted storage in the form of a full length storage area below the large window, inbuilt two door full length wardrobe to the right hand side of the room offering hanging and storage space inset, this set also comes with matching bedside cabinets. Carpeted flooring.

**Bedroom Two:**

8'10" x 10'0" (2.70m x 3.07m)



A generous second double bedroom with Upvc double glazed window to rear elevation offering delightful views over the extremely well stocked and much loved rear garden. Further Upvc double glazed window to right hand elevation with matching patterned obscure glass. Radiator. Fitted wardrobes with dressing area inset in between and matching bedside cabinets. Carpeted flooring.

**Bathroom:**

8'11" x 5'5" (2.72m x 1.66m)



A well appointed four piece bathroom suite comprising low level flush WC, hand wash basin, panel enclosed bath with central mixer tap complete with fitted shower attachment and separate shower enclosure with sliding glass shower door and wall mounted shower. Tiled walls. Carpeted flooring. Fitted extractor fan. Textured ceiling. Two Upvc double glazed windows to front elevation with matching patterned obscure glass. Large heated towel rail. Wall mounted electric light with electric plug in shaver point and useful storage shelf below.



## Outside:



Accessed off Menacuddle Lane, a no through road, to the front a tarmac drive provides access to the garage and also allows off road parking. To the right hand side steps lead up to provide access to the front door with further gate set back providing access to the rear garden. To the front left hand side of the plot steps meander around to the left hand side of the property providing access to the utility area and external patio. This left hand corner is well stocked with evergreen planting and shrubbery. The boundaries are clearly defined with wood fencing to the left and low level stone block wall to the right.

## Garage:

17'1" x 9'3" (5.22m x 2.83m)



Metal electric garage door providing vehicle access. Upvc double glazed window to right hand elevation providing natural light. The garage benefits from light and power. Original kitchen base and wall units located to the rear of the garage doubling up as a handy work station.



Accessed off the utility area there is a delightful paved patio, a perfect spot for alfresco dining. An established pagoda provides access to the rear garden. Steps lead up to a further elevated patio area with block built external storage shed set to the left hand side. Steps then lead up to numerous well kept area with an elevated patio to the far left hand corner. Greenhouse to the far right hand corner set back from an elevated area of lawn. Paved walkways meander through this garden. Pond to the front right hand corner to the rear garden. The rear garden must be viewed to be fully appreciated, extremely well stocked with years of planting providing a truly delightful escape. From the top of the garden the property commands fine elevated views over the surrounding countryside. A gate off the top left hand patio provides access to a slim area of storage.

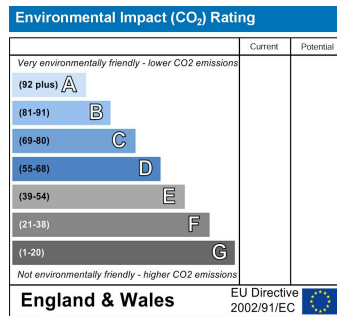
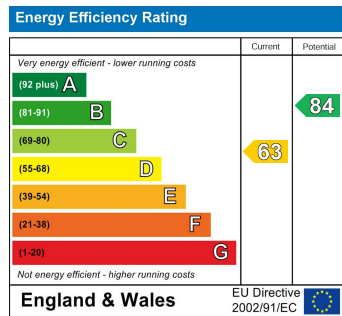




**Agents Note:**

Please note Probate has been applied for but not granted.

**Council Tax - C**







**Ground Floor**

All measurements are approximate and for display purposes only.

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.