

MAY WHETTER & GROSE

THE COACH HOUSE, 72 RECTORY ROAD, ST STEPHEN, PL26 7RL GUIDE PRICE £550,000



A DELIGHTFUL NON ESTATE DETACHED CHARACTER PROPERTY WITH FOUR BEDROOMS PRINCIPLE WITH EN-SUITE SHOWER AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT, AIR SOURCE HEATING, GARAGE AND AMPLE OFF ROAD PARKING. THE DELIGHTFUL PROPERTY IS WITHIN CLOSE PROXIMITY OF AMENITIES AND OCCUPIES AN EXTREMELY POPULAR LOCATION. A VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS IMMACULATELY PRESENTED HOME. ANOTHER FANTASTIC SELLING POINT IS THE FIELD TO THE SIDE OF THE PROPERTY, CURRENTLY RENTED FOR £350 PER YEAR, WE UNDERSTAND THIS IS TRANSFERABLE, LIKELY TO GREATLY APPEAL TO THOSE LOOKING FOR ADDITIONAL LAND SHOULD THE NEED ARISE. EPC - F



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Situated in the village of St Stephen which offers a range of village amenities including shop and Post Office, 2 public houses, primary and secondary schools. The property is situated within easy reach of the recently regenerated St Austell town centre, offering 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 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

Directions:

From St Austell head out on the A3508, through the village of Trewoon and High Street until you come to the village of St Stephen, up the hill past the Hawkins Peugeot Motor Dealership on the right. At the top of the hill there is a turning left onto Rectory Road. Proceed to the end of the one way road, at the end turn left and head towards the School. The property is located on the right hand side of the road.

Accommodation:

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

Upvc double glazed door with upper obscure glazed panelling allows external access into entrance hall.

Entrance Hall:

17'1" x 8'10" (5.22m x 2.70m)



Matching sealed full length glazed unit to the right hand side of front door. Wood effect laminate flooring to initial entrance area and then wood flooring to the remainder of the entrance hall. Carpeted stairs to first floor. Radiator. Double doors open to dining room. Opening to rear hall. Door provides access to lounge. Additional door opens to provide access to under stairs storage void offering tremendous storage

options with continuation of wood flooring set within and inbuilt lighting with further shelved storage recess in its own alcove located to the rear.

Dining Room:

15'8" x 11'5" (4.78m x 3.50m)



A delightful twin aspect room with Upvc double glazed doors to front elevation with full length glazed units to either side and further Upvc double glazed window to side elevation both combining to provide tremendous natural light. Opening through to kitchen. Wood flooring. Radiator. Television aerial point. BT telephone point. Space for generous dining table.

Kitchen:

14'4" x 11'1" (4.39m x 3.40m)



A delightful and well lit kitchen with two Upvc double glazed windows to rear elevation and two further ceiling mounted Velux double glazed windows all combining to provide tremendous natural light. Door to rear hall. Door to sunroom. Matching wall and base kitchen units finished in grey. Square edged worksurfaces. One and a half bowl sink unit with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Tiled flooring. The kitchen units also incorporate a breakfast bar. The

kitchen benefits from soft close and intelligent storage and offers space for washing machine, large electric range with fitted extractor hood above, dishwasher and American style fridge freezer. Radiator. Loft access hatch.



Sunroom:
11'6" x 7'6" (3.53m x 2.29m)



Upvc double glazed door to rear elevation allowing access onto the enclosed rear garden. Further Upvc double glazed windows to side rear and side elevations. Polycarbonate roof. Tiled flooring. Twin doors open to provide access to inbuilt storage void offering tremendous shelved storage options with further high level storage above. Additional kitchen wall and base units and roll top worksurface. Sliding door provides access to garage.

Garage:
15'11" x 11'8" (4.86m x 3.57m)



Metal up and over garage door to front elevation. Upvc double glazed window to side elevation with obscure glazing. Focal exposed stone wall. Light and power. Additional kitchen base units and roll top worksurface located to the rear with inset storage above. The pitched roof of the garage lends itself well to the addition of eaves storage.

Rear Hall:
11'6" x 2'9" (3.53m x 0.84m)



Accessed off the entrance hall or the kitchen/diner. Door to bathroom. Door to reception room three/bedroom four. Real wood flooring. Loft access hatch. Wall mounted thermostatic controls.

Bathroom:

9'8" x 6'5" (2.97m x 1.97)



Upvc double glazed window to rear elevation with obscure window. Matching four piece bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options to the side and drawer storage below, free standing bath with central wall mounted mixer tap and separate shower enclosure with glass shower door and wall mounted shower. Tiled walls. Tiled flooring. Fitted extractor fan. Large heated towel rail. Door opening to provide access to the Vaillant hot water tank. Exposed ceiling beams.

Reception Three/Bedroom Four:

14'8" x 10'2" (4.48m x 3.11m)



A well lit room with two Upvc double glazed windows to rear elevation and one to side elevation. Carpeted flooring. Exposed ceiling beam. Radiator. This room makes a comfortable double bedroom or could double as a third reception should the need arise. USB charging points in the power points.

Lounge:

20'4" x 16'3" (6.21m x 4.97m)



Upvc double glazed patio doors to front elevation with further sealed glazed unit to left hand side and additional Upvc double glazed window to front elevation. Wood flooring. Multi fuel burner set on stone hearth with log storage options set below. Radiator. Wood flooring. Telephone point. Television aerial point.





First Floor Landing:

11'7" x 15'2" (3.54m x 4.63m)

(maximum measurement including stairs)

Carpeted flooring. Doors off to bedrooms one, two, three and WC. Wood frame double glazed Velux window to rear elevation providing natural light. Exposed ceiling beams. Loft access hatch. Ceiling mounted Nuair ventilation system, this regulates the temperature between the loft and property preventing condensation. At the bottom of the stairs two doors open to provide access to the mains fuse box.

Bedroom One:

17'2" x 15'5" (5.25m x 4.70m)



A delightful triple aspect room with two Upvc double glazed windows to front elevation and further Upvc double glazed window to side elevation with further wood frame double glazed Velux window to rear elevation all combining to provide tremendous natural light. Radiator. Carpeted flooring. Exposed ceiling beams. Door to en-suite.

En-Suite:

5'1" x 7'3" (1.56m x 2.23m)

Wood frame double glazed Velux window to rear elevation. Matching three piece white shower suite

comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage to the left hand side and further drawer storage below and large fitted shower enclosure with glass shower door and wall mounted shower. Fitted storage above sink with mirror and lighting. Tiled walls. Vinyl flooring. Heated towel rail. Exposed ceiling beams.

Bedroom Three:

8'2" x 10'0" (2.50m x 3.06m)

Upvc double glazed window to front elevation.

Radiator. Carpeted flooring. Exposed ceiling beams.

WC:

7'6" x 2'3" (2.29m x 0.70m)

A useful first floor WC with low level flush WC with dual flush technology and ceramic hand wash basin with central mixer tap set on storage unit offering additional storage below. Vinyl flooring. Water resistant cladding to water sensitive areas. Extractor fan.

Bedroom Two:

15'8" x 11'10" (4.78m x 3.63m)

(maximum measurement)

A triple aspect room with Upvc double glazed window to front elevation, Upvc double glazed doors to side elevation and further wood frame double glazed Velux window to rear all combining to provide tremendous natural light. Carpeted flooring. Radiator. Flue from the multifuel burner in the lounge comes up through this room to provide additional heat. Exposed ceiling beams.

Outside:



Accessed directly off Rectory Road and located on the same side as the School. To the front a tarmac drive allows off road parking for numerous vehicles. The boundaries are clearly defined with low level exposed stone wall to front, right and left elevations. The grounds are extremely well stocked with an array of evergreen planting and shrubbery. The garage is

also accessed off the initial drive area. To the right hand side of the plot an established planting bed opens to provide a covered storage area to the right hand side to maintain house wood for the multifuel burner. To the front left hand side is an area of lawn with a paved walkway flowing around the property. To the left hand side the lawn continues as does the paved walkway providing access to the sunroom. Outdoor tap.

side of the property for £350 a year. We have been advised that this is transferable should the next owner be interested.

Council Tax: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			30
(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	

The hardstanding walkway flows across the left hand side passing a greenhouse, a further wooden shed and open log store. A further wooden shed located to the far left hand corner. The rear garden offers tremendous low maintenance with the hardstanding walkway flowing around the rear of the property with a sleeper fronted elevated circular patio located to the far left hand corner, a fantastic alfresco dining area. The Vaillant external Arotherm external air source heating unit is located to the rear of the property. The grass then flows around the right hand corner offering access back to the front of the property, well stocked with stone fronted established planting beds.



Agents Note:

The current owner rents the field to the right hand

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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