

OVERDALE CROWN ROAD, WHITEMOOR, PL26 7XH GUIDE PRICE £295,000



A DELIGHTFUL, CHAIN FREE DETACHED HOUSE BUILT CIRCA 1935 WITH TWO BEDROOMS, A SPACIOUS ATTIC ROOM AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A SPACIOUS AND ENCLOSED REAR GARDEN WITH NUMEROUS OUTBUILDINGS AND STORAGE AREAS ALONG WITH ELEVATED VIEWS OVER THE SURROUNDING AREA AND SOLAR PANELS. A VIEWING IS TRULY ESSENTIAL TO APPRECIATE THIS WELL POSITIONED PROPERTY COMPLETE WITH GARAGE AND AMPLE OFF ROAD PARKING. EPC - D



Whitemoor is conveniently between the villages of St Dennis and Roche. Both provide a good range of day to day shopping, social and educational facilities. The larger town of St Austell, main town of the area, is a drive of approximately five miles from the village and provides a comprehensive range of shopping, educational and social facilities together with mainline railway station, bus station, sports leisure centre, beeches, coastal walks and golf clubs. The A30, the main road that runs through Cornwall, providing easy access around and out of the county can also be found approximately three miles from the village. The property is located approximately $\frac{3}{4}$ of the way along Crown Road close to the village outskirts.

Directions:

From St Austell head up through Trethowel to the Stenalees roundabout, heading left towards Roche. Follow the road into the village until you see Combellack Motor Spares on your right hand side, take the turning left opposite and follow until you get to a T junction with W A Allens garage in front of you. Turn left and head up into the village of Whitemoor. After quarter of a mile take the right hand turn onto Crown Road passing the School carpark on your right. Proceed along this road over some speed bumps and 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.

Entrance Porch:

8'1" x 6'2" (2.48m x 1.90m)



(maximum measurement)

Twin Upvc double glazed doors allow external access into entrance porch with inset full length glazed panels. Matching sealed glazed units to right and left hand side of front door and further windows to right and left elevations combining to provide tremendous natural light into entrance porch. Part tiled walls. Tiled flooring. Inbuilt display shelving. Upvc double glazed

door into inner hall with patterned obscure upper and lower glazed panels.

Inner Hall:

11'2" x 7'10" (3.42m x 2.41m)



(maximum measurement)

Doors off to lounge, bedroom two, family bathroom and bedroom one. Wood effect laminate flooring. Wall mounted electric night storage hater. Textured ceiling. BT Openreach telephone point. High level enclosed mains fuse box and solar panel controls. Agents Note: the solar panels are owned by the property and generate a reasonable income, we understand in 2018 they generated £2155.90p, 2019 £2279.47 and in 2020 £2312.10.

Lounge:

12'5" x 13'3" (3.79m x 4.04m)



(maximum measurement)

A beautiful lounge with Upvc double glazed bay window to front elevation providing tremendous natural light. Multi fuel burner set in focal fireplace with delightful granite surround and matching hearth with slate backing. Picture rail. Wall mounted electric night storage heater. Television aerial point. Carpeted flooring.



Kitchen:
11'4" x 10'9" (3.46m x 3.30m)



Bedroom One:
13'1" x 12'5" (4.00m x 3.80m)



(maximum measurement)
Upvc double glazed bay window to front elevation providing tremendous natural light. Wall mounted electric night storage heater. Textured ceiling. Picture rail. Carpeted flooring. Focal fireplace with carpeted hearth and tiled surround.



Upvc double glazed window to rear elevation overlooking the delightful, well stocked and spacious rear garden. Low level door provides access into dining room. Textured ceiling. Matching wall and base kitchen units. Real wood square edge work surfaces. Stainless steel sink with one and a half bowl sink, central mixer tap and matching draining board. Fitted LP Gas hob with tiled splash back, electric oven below and fitted extractor hood above. Space for fridge. Space and plumbing for dishwasher. The kitchen benefits from a useful central island with inbuilt power. Wood effect laminate flooring. Part wood tiled walls. Textured ceiling. Part textured walls. The kitchen benefits from pull out additional work surfaces and is fitted with soft close technology.



Dining Room:
17'0" x 9'2" (5.20m x 2.80m)



A tremendous dining room with wood frame stable door with fitted double glazed sealed unit to top section. Two Upvc double glazed windows to right hand side elevation and one Upvc double glazed window to left hand side elevation. Two right hand and two left hand wood frame double glazed Velux windows all with inbuilt black out blinds. This room benefits from delightful exposed ceiling beams. Multi fuel burner set within red brick surround and tiled hearth. Twin louvre doors allow access to inbuilt storage area housing the hot water tank and the cold water feed above with additional storage options inset. Space for generous dining table. This room also benefits from high louvre doors providing access to additional storage area. Television aerial point. Wood effect laminate flooring.



Bathroom:
7'10" x 7'10" (2.41m x 2.41m)



Upvc double glazed window to rear elevation with patterned obscure glass to lower section. Matching four piece white bathroom suite comprising low level flush WC with dual flush and soft close technology, panel enclosed bath, ceramic hand wash basin and fitted shower enclosure with wall mounted electric shower. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Wall mounted electric heater. Heated towel rail. Part wood clad walls. Picture rail. This bathroom was updated a number of years ago with the effort put in to retain classic style taps on the bath and hand wash basins.

Bedroom Two:
10'9" x 8'11" (3.30m x 2.74m)



Upvc double glazed window to rear elevation overlooking the delightful and established rear garden. Stairs allowing access to loft room with open storage recess below. Carpeted flooring. Wall mounted electric night storage heater. Picture rail.

Loft Room:

27'2" x 18'2" (8.29m x 5.56m)



(maximum measurement)

A tremendous space, currently used as a third bedroom, although we are unsure if the building regulations were approved at the time when the loft space was converted some 20 plus years ago. This room could easily house a double bed with two wood frame double glazed Velux windows to the rear elevation offering truly breath taking far reaching views for miles in the distance, taking in Brown Willy and Roughtor. This room benefits from eaves storage accessed on the front side of the property by numerous wooden doors which provides access to tremendous storage options. To the opposite side of the room two larger doors provide access to an inbuilt wardrobe offering hanging storage space. This room has light and power. Textured ceiling. Two loft access hatches. The room is divided into an office area and contained wardrobe area. Wood effect vinyl flooring.

**Outside:**

Accessed off Crown Road, the front the property offers ample off road parking for numerous vehicles with the double garage located to the right hand side

of the property. A concrete driveway provides access to the garage with granite chippings to the left hand side. To the front of the plot there is established evergreen planting and shrubbery and wooden storage area.

Accessed off the dining room, an elevated patio area complete with outdoor tap and external sink with central mixer tap and matching draining board. Steps lead down to provide access to the well maintained and well stocked rear garden. Accessed directly opposite the patio, a door provides access to the utility/office space.

Utility/Office Space:

12'6" x 8'7" (3.82m x 2.64m)



This area can double as a utility room/bedroom. To the ground floor is matching wall and base kitchen units, roll top work surfaces, one and a half bowl sink with central mixer tap, we understand there is just the cold feed here and matching draining board. Wood effect vinyl flooring. Space and plumbing for washing machine and space for additional freezers. Textured ceiling. Lighting and power. Wall mounted electric night storage heater. Ladder leads up to provide access to a mezzanine level which is carpeted. This area is currently used as a utility room but would greatly appeal to those looking for a home office or have a dependant teenager who wants their own space.

Double Garage:
23'3" x 13'0" (7.11m x 3.98m)



Triple wooden doors to the front provide vehicle access with Upvc double glazed window to front elevation with patterned obscure glass providing natural light. The garage will house two vehicles and provide workshop options. Light and power. A truly fantastic storage space. Agents Note: The rear wall of the garage leads directly into the utility room, those looking to create more space in the utility/detached accommodation could use the back of the garage to add a shower or bathroom or make more living quarters pending the relevant permissions and regulations.

Attached the utility/office, there is a block built storage area offering fantastic storage options. Below that is a bespoke wooden shed.

Wooden Shed:
7'6" x 12'0" (2.29m x 3.66m)



Light and power. This wooden shed provides more storage options.



Behind the wooden shed is a productive greenhouse. To the rear of the garden is the Summerhouse.

Summerhouse:
11'3" x 7'4" (3.43m x 2.25m)



A wonderful space with wood effect laminate flooring. Light and power. Upvc double glazed patio doors to front elevation with full length glazed panels to right and left hand side and further Upvc double glazed windows to the front, right and left elevations all combining to provide tremendous natural light with further Upvc double glazed window to right elevation towards the rear. Currently used as an office, this wonderful Summerhouse would provide a multitude of uses.

Side Store:

18'4" x 4'6" (5.59m x 1.38m)



As you look from the road to the left hand side of the property there is a useful side store. Wooden door from the rear elevation provides access. Upvc double glazed window to side elevation with patterned obscure glass providing natural light.



The rear garden is mainly laid to lawn with concrete pathway down the centre leading to the Summerhouse. The left and right hand side boundaries are clearly defined and very well established with evergreen planting and shrubbery. Low level block wall to the right hand elevation. To the rear right hand corner, the same side as the greenhouse there are productive growing beds and are well stocked with a multitude of fruits and berries. An elevated area of decking in front of the Summerhouse complete with outdoor pond in the far right hand corner complete with its own power supply surrounded with a granite chipped area. A viewing is truly essential to fully appreciated this much loved, delightful family home.



Council Tax - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.

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.