



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

**28 WESTBRIDGE ROAD, TREWOON, PL25 5TF**  
**GUIDE PRICE £400,000**



SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS WITH THE BACKDROP OF OPEN FIELDS, IS THIS IMPRESSIVE VERSATILE FAMILY RESIDENCE LOCATED WITHIN THE HEART OF THE SOUGHT AFTER VILLAGE OF TREWOON, A SHORT DISTANCE FROM ST AUSTELL AND ITS SCENIC COASTLINE. THE PROPERTY OFFERS A LONG DRIVEWAY WITH AMPLE PARKING FOR NUMEROUS VEHICLES, A DETACHED SPACIOUS DOUBLE GARAGE, WITH LOFT ROOM ABOVE, INTERNALLY A WONDERFUL CONSERVATORY/SUN LOUNGE, FAMILY ROOM AREA, KITCHEN, THREE BEDROOMS WITH ONE EN-SUITE, BATHROOM AND A FORMAL LOUNGE WHICH COULD ALSO BE UTILISED AS A FOURTH BEDROOM.

FURTHER BENEFIT IS A FOLD DOWN LADDER INTO LARGE LOFT AREA, WHICH COULD BE CONVERTED FOR FURTHER LIVING ACCOMMODATION IF REQUIRED (SUBJECT TO THE RELEVANT CONSENTS). THE PROPERTY ALSO BENEFITS FROM OWNED SOLAR PANELS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CHARM, VERSATILITY AND WONDERFUL LANDSCAPED GARDENS. EPC - D

\*\*PLEASE SEE IMPORTANT AGENTS NOTES\*\*



## Location

Trewoon is a small village on the outskirts of St Austell and has a range of amenities including Post Office and convenience store, a hairdressing salon and a church. The recently regenerated St Austell town centre is within walking distance of the property 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 8 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 head out to the village of Trewoon, under the railway bridge past the local convenience store on your left hand side heading up towards The Pyramid Public House. On the bend you will notice black and white bollards to both sides of the driveway. Turn right between them follow the lane up and in front of you, you will see the open fields, the driveway will sweep around to the left where there is ample parking and the double garage.

## Accommodation

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

## Conservatory

10'9" x 14'8" approximately at maximum (3.30 x 4.48 approximately at maximum)



Formal gardens lead to double glazed doors into the conservatory which benefits from floor to ceiling glass, making the most of the outlook over the garden and natural light. Finished carpeted flooring. Power sockets and radiator. Arch into family room.

## Family Room

18'8" x 16'11" - maximum (5.70 x 5.16 - maximum)



A wonderful family area with two double glazed windows, one with radiator beneath and further wide arch into additional living space. There is a log burner set onto a raised slate hearth within the chimney breast with wood mantle surround with storage cupboards to both sides. Access into loft. Doors lead into further living accommodation. Arch through into kitchen.





### **Bedroom**

10'11" x 10'3" (3.34 x 3.14)



### **Kitchen**

15'6" x 8'7" - maximum points over worksurfaces  
(4.73 x 2.63 - maximum points over worksurfaces)



Finished with a comprehensive range of wall and base units complimented with speckled roll top laminated work surface and tiled splashback. One and half bowl stainless steel sink and drainer with mixer tap with double glazed window above enjoying an outlook over the gardens. There is an additional double glazed window to the side. Open door arch into useful larder store with shelving, power and light and additional obscure double glazed window. Part obscure door into side entrance porch also with floor to ceiling double glazed panels and door out onto the garden.

Double glazed window, wall mounted radiator and door through into en-suite.

### **En-Suite**

4'8" x 6'8" (1.44 x 2.05)



Comprising low level WC, hand basin and curved glazed doors into one and half size shower cubicle with a tiled wall surround. Wall mounted radiator. Obscure double glazed window.

### **Inner Hallway**

With doors to reception room, two further bedrooms and family bathroom.

**Reception Room**  
10'6" x 15'5" (3.21 x 4.71)



The formal lounge has central focal point of a log burner set onto a slate hearth with wood mantle surround and display cabinets and shelving to both sides. Two double glazed windows, bi-fold door into inner hallway.



**Bedroom**  
10'0" x 10'11" (3.06 x 3.33)



Large double glazed window with roller blind and radiator.

**Bathroom**  
5'7" x 10'0" - maximum (1.72 x 3.05 - maximum )



A spacious bathroom comprising a coloured suite of low level WC, hand basin and panelled bath. One and half size shower cubicle with wall mounted electric shower. Fully tiled wall surround with wall mounted radiator. Obscure double glazed window with roller blind to the side.

## Bedroom

8'10" x 8'11" - maximum (2.71 x 2.74 - maximum)



Double glazed window enjoying an outlook over the gardens and open field glimpses. Wall mounted radiator.

## Outside



The wonderful selling point of this property is the fabulous position and outside space, formal gardens and detached garage.

A granite stone chipping driveway sweeps up with parking for numerous vehicles with the backdrop of the open fields. In front of you there is a large double garage.

## Double Garage

22'3" x 19'0" (6.79 x 5.81)



Two single up and over doors leading into one spacious area. With both power and light and staircase to a first floor with a window enjoying the wonderful views and additional opening roof window.



A pathway with expanse of open lawns to both sides bordered by an array of colourful shrubs, planting and trees. A further raised lawned area and tucked away seating.

To the far left there is a kitchen garden, a greenhouse and large nature pond. Here can also be found the oil tank and outside boiler.

Wrought iron latch gate gives access back to the

original frontage of the property where there are steps down to wrought iron pedestrian gateway onto Westbridge Road.



To the side an array of raised lawn area with further planting and pathway that sweeps across where there is also a large timber storage shed, this leads back around to the main formal garden.

**Council Tax Band - C**

#### Agents Notes



There are solar panels to the original front elevation and currently offers a rate of .1940 with an export of 0.0679. Currently through Scottish Power Energy Retail Ltd and the solar panels are owned and can be transferred to a new vendor.

The vendor has informed us that in the Deeds the Farmer has access through his gate into field located at the start of the drive for 28 Westbridge Road.

#### Agents Note - Planning

Interested parties are advised to be aware of the potential planning in the adjoining land. Please refer to the following link:

<https://planning.cornwall.gov.uk/online-applications>  
and input application number PA22/02042/preap

#### Services

None of the services, systems or appliances at the property have been tested by the Agents.

#### Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

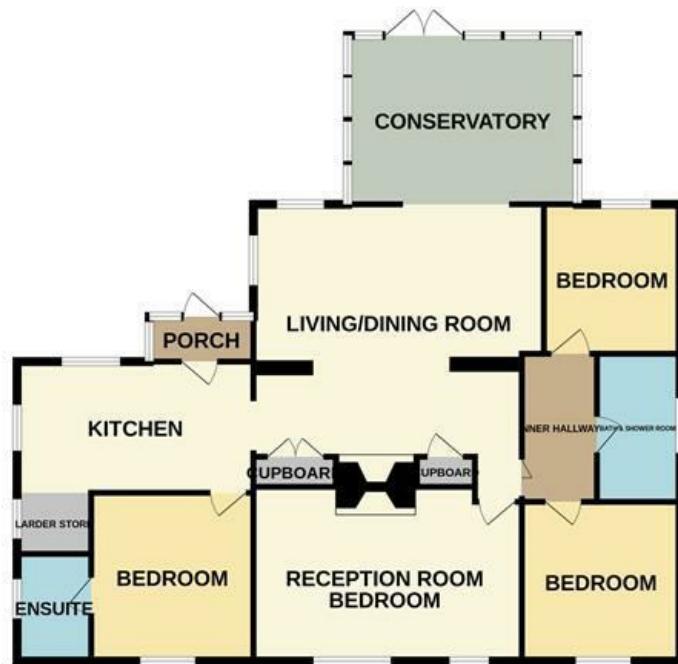
#### Floor Area

The floor area measurement is taken from the EPC.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC		





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items appearing on the plan are approximate only 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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