

MAY WHETTER & GROSE

7 TREWHIDDLE COURT, ST AUSTELL, PL25 5GG
GUIDE PRICE £450,000



A BEAUTIFULLY FINISHED FOUR BEDROOM FAMILY RESIDENCE WHICH FORMS PART OF SELECT COLLECTION OF SEVEN NEW CONTEMPORARY STYLE VILLAGE HOMES AND A STUNNING CONVERTED FARMHOUSE, ALL FINISHED TO A HIGH SPECIFICATION INTERNALLY AND EXTERNALLY, COMPLEMENTING YOUR LIFESTYLE, OFFERING GENEROUS OPEN PLAN LIVING SPACES, BESPOKE FITTED KITCHENS, LANDSCAPED GARDENS, PLUS GARAGES AND PARKING. FROM THE DEVELOPMENT, YOU CAN ENJOY BREATH TAKING VIEWS OF THE LOVELY CORNISH COUNTRYSIDE EVERY HOME IS BUILT USING A MIX OF MODERN AND NATURAL MATERIALS, DEMONSTRATING A PERFECT BLEND OF TRADITIONAL HERITAGE AND MODERN SOPHISTICATION.

**** REGISTER YOUR INTEREST AT OUR ST AUSTELL OFFICE ****



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Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

About The Area:

The cove of St Austell Bay with its many sandy beaches is a haven for watersports and family holidays. The area is also fantastic for walking and cycling with many woodlands and trails. Close by Kings Wood is a 58.5-hectare (144.6-acre) site situated on the eastern side of the scenic Pentewan Valley Road (B3273) which runs south from St Austell to Pentewan and the popular fishing village of Mevagissey, and just south of the village of London Apprentice. The white peaks of the China Clay industry overlook the market town of St Austell, Cornwall's largest town dating back to the 13th century. St Austell town is situated about a mile from the coast, flourishing with history and heritage, whether it's discovering the famous St Austell Brewery or Cornwall's clay mining past. Walk along Fore Street and you reach the historic core of the town to discover the fine Holy Trinity Parish Church and opposite, the Italianate facade of the Market House. This charming market town boasts a selection of independent businesses including a wide selection of places to eat and drink. Nearby is the beautiful Georgian village of Charlestown the perfect place to spot one of the magnificent tall ships that regularly visits, it is also the shooting location for the popular TV series Poldark. The popular fishing village of Mevagissey and other local attractions including the world-famous Eden Project and Heligan Gardens are within easy striking distance.

Directions:

From the East - come into St Austell on the A390 and proceed through past Tesco and Asda. At the second of the double roundabouts just past McDonalds take the first left into Trehiddle Road (just before the Esso garage) and follow the lane up to the development.

From the A30 - Come off the A30 at the Victoria junction and proceed towards St Austell on the B3274. Continue to the Stena Lees roundabout and take the second exit continuing on the B3274. Follow all the way to the bottom (St Austell Centre). Opposite Sportsdirect turn left on to Trinity Street, right at the roundabout into South Street and then 2nd exit of the mini roundabout turning in just before the Esso garage. Follow the lane up to the development.

Welcome To Trehiddle Court:

Trehiddle Court is situated in the rolling hills on the edge of St Austell in an ideal location for those wishing to explore the beautiful local surroundings. The villages of Pentewan, Charlestown and Mevagissey are within easy reach as is the beach at Pentewan. Trehiddle Court offers a superb location helping this development feel truly special. A pillared and gated development Trehiddle has been designed and built by experienced local developers which have been providing quality housing in this area

for a number of years. The attention to detail both inside and outside with a focus on making the development merge into the countryside makes Trehiddle an exciting prospect.

Attractive stone work to the front with outside courtesy lighting, Upvc door opening into entrance hall.

Entrance Hall:

7'10" x 6'11" (2.41m x 2.12m)



A large welcoming area with double glazed window to side. Radiator. Wood glazed panel door into inner hallway.

Inner Hallway:



Staircase to first floor with open recess beneath. Door into large storage and airing cupboard. Radiator. Door into cloakroom WC.

Cloakroom/WC:

6'0" x 5'7" (1.84m x 1.71m)

Comprising low level WC and hand basin. Radiator. Tiled flooring. Recess spotlighting. Ceiling mounted extractor. Large Upvc double glazed window with deep display sill to front.

Lounge:

10'0" into recess 13'1" x 16'9" (3.06m into recess 4.00m x 5.11m)



Large double glazed window enjoying the beautiful views with radiator beneath. Further radiator to the rear. Deep recess into under stairs. Wide open arch into kitchen/diner.

Kitchen/Diner:

10'2" x 23'6" (3.10m x 7.17m)

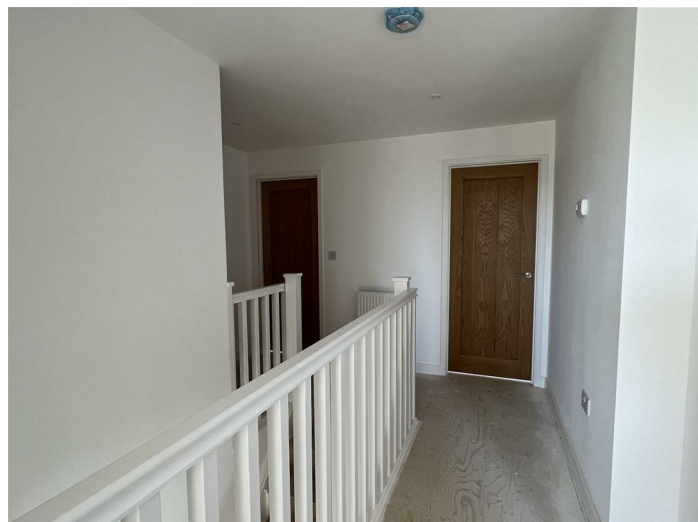


Double glazed French doors out onto paved patio and garden. Radiator. The high end finished kitchen comprises white fronted wall and base units with attractive gold inserts complemented with stone marble effect work surfaces with splashbacks. Neff hob with extractor over. Double oven and microwave. Fridge freezer. Dishwasher. Door to utility. A generous size dining area.

Utility:

5'11" x 5'6" (1.81m x 1.70m)

Worksurfaces and storage cabinet. Under unit space for white good appliances. Wall mounted extractor.

First Floor Landing:

Access to loft. Radiator. Doors to all bedrooms.

Bedroom:

12'0" x 7'10" (3.67m x 2.40m)

(maximum measurement)

Double glazed window enjoying the far reaching views. Radiator.

Family Bathroom:

5'5" x 10'4" (1.67m x 3.17m)



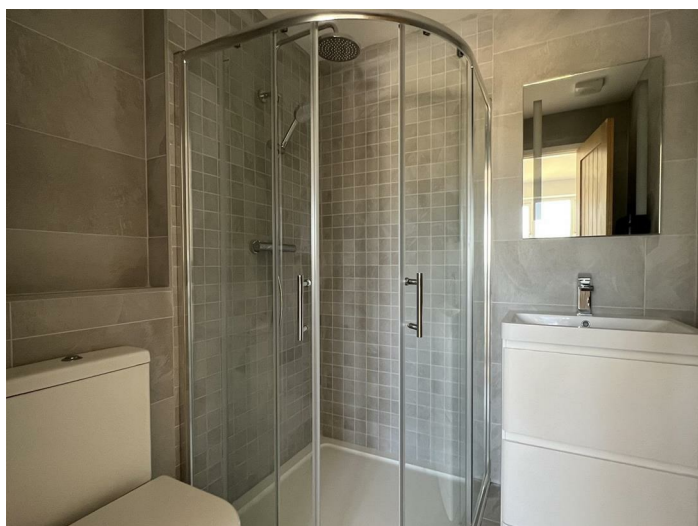
Thoughtfully designed and laid out incorporating bath with mixer tap, low level WC, basin with white gloss vanity storage unit beneath and vanity lit mirror above and large double size shower cubicle with rain effect shower head separate attachment. Fully tiled wall and flooring. Recess spotlighting. Extractor. Large obscure Upvc double glazed window to front. Heated towel rail.

Bedroom:

11'6" x 10'3" (3.53m x 3.14m)



Large double glazed window enjoying stunning countryside views with deep display sill and radiator beneath. Door into en-suite.

En-Suite:

Comprising one and a half shower cubicle with curve glazed shower double doors, low level WC and basin set onto a white gloss vanity storage with mixer tap and lit vanity mirror above. Radiator.

Bedroom:

11'6" x 10'3" (3.53m x 3.14m)



Enjoying the wonderful views back across St Austell and towards the Trenance and Gover Valley from a large double glazed window. Radiator. Door into en-suite.

En-Suite:

Comprising one and a half shower cubicle with curve glazed shower double doors, low level WC and basin set onto a white gloss vanity storage with mixer tap and lit vanity mirror above. Radiator. Fully tiled wall surround and flooring.

Bedroom:
10'5" x 10'0" (3.19m x 3.07m)



(maximum measurement)
Enjoying the far reaching views from a large double glazed window to the front with deep display sill.
Radiator.

Outside:



To the front, set back behind a low wall looking over the Bridle path and fields opposite. Paved pathway to side with lawn borders. A pathway leads back around to the rear garden. The rear garden has a paved patio area and white pathway bordered by an area of open lawn enclosed by strip wood panelling. A latched gate leads to parking and garage.



Garage:
On block. Roller door to front. Eaves storage.

Agent Notes
We understand there will be a management company set up to run the common areas costings TBC

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

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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