

# MAY WHETTER & GROSE

**PENN AN VOWNDER LOGAN ROAD, ST. AUSTELL, PL25 4FQ**  
**GUIDE PRICE £750,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

LOCATED IN A TUCKED AWAY POSITION WITHIN A SMALL SELECT DEVELOPMENT ON A LEVEL PLOT ENJOYING A GREAT DEAL OF SUN THROUGHOUT THE DAY INTO THE EVENING FROM ITS COMMANDING ELEVATED POSITION WITH VIEWS OUT ACROSS ST AUSTELL BAY IS THIS IMPRESSIVE HIGH END FINISH MODERN EXECUTIVE DETACHED FAMILY HOME. THE CLAY TRAILS AND WALKS ARE JUST A SHORT DISTANCE FROM LOCAL AMENITIES AND ST AUSTELL BAY. IMPECCABLY PRESENTED THROUGHOUT THIS FAMILY HOME HAS FIVE/SIX BEDROOMS, AND INTERNAL LIVING SPACE WITH WELCOMING LARGE HALLWAY. IMPRESSIVE LIVING/LOUNGE AREA PLUS FAMILY DINING AND KITCHEN AREA WITH LARGE UTILITY AND INTEGRAL GARAGE. TO THE FIRST FLOOR THERE ARE FOUR DOUBLE BEDROOMS, TWO WITH EN SUITE, ONE WITH WALK IN DRESSING ROOM. THERE IS ALSO A SINGLE BEDROOM AND FAMILY BATHROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FANTASTIC POSITION AND HIGH QUALITY OF FINISH THROUGHOUT. EPC - B



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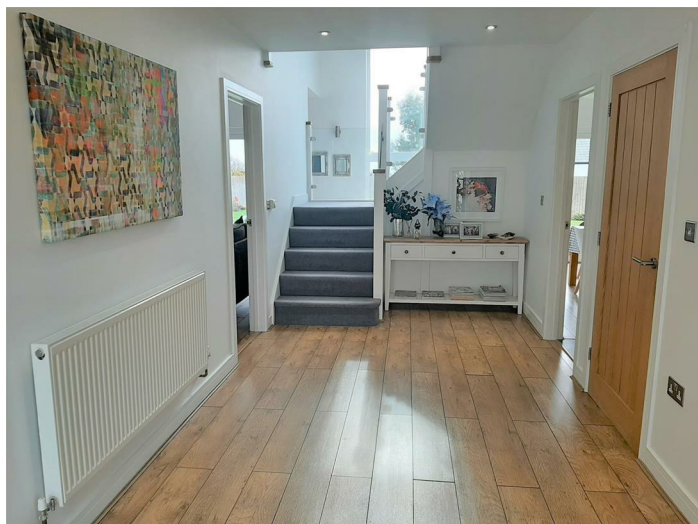
St Austell town centre is situated within easy reach and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning 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 there are a couple ways to get to the property from the A391 head up to the top of Carclaze, at the last roundabout opposite the Premier Inn turn left, head down the road for approximately 100 yards taking the second turning left on to the private Logan Road. Follow the road along and around there are accesses to the other properties within this small select development. Keep going and the property is located in the right hand corner. From the driveway there is paved pathway with covered canopy to impressive front door with obscured glazed light panels to both sides, opening through into the entrance hallway.

#### **The Accommodation:**

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



The wide welcoming hallway is further enhanced by the great deal of natural light from the large double glazed picture window to the rear. The quality of finish can be seen immediately throughout with brush chrome sockets and solid wood doors. There is also wood floors and radiator plus doors to all downstairs living space.

#### **Bedroom 6/Office Study**

12'2" x 11'8" to front of built in wardrobe (3.72 x 3.58 to front of built in wardrobe)



Door into through bedroom, currently utilized as an office but has been designed to incorporate built wardrobe storage and shelving with large double glazed window to the front with pull back vertical blinds and spotlighting. Matching wood flooring leading through from the entrance hall.

#### **Cloakroom/WC:**

3'10" x 4'10" (1.17 x 1.48)

Opposite there are wood doors into deep storage with lighting and further door into cloakroom/WC comprising low level WC, Hand Basin with attractive tiled and mirrored splashback surround with basin having waterfall effect mixer tap, heated towel rail, extractor and spotlighting.

Carpeted staircase with glass inserts turning to the first floor with doors beneath to both the main living room and through to the kitchen, dining and family room area.

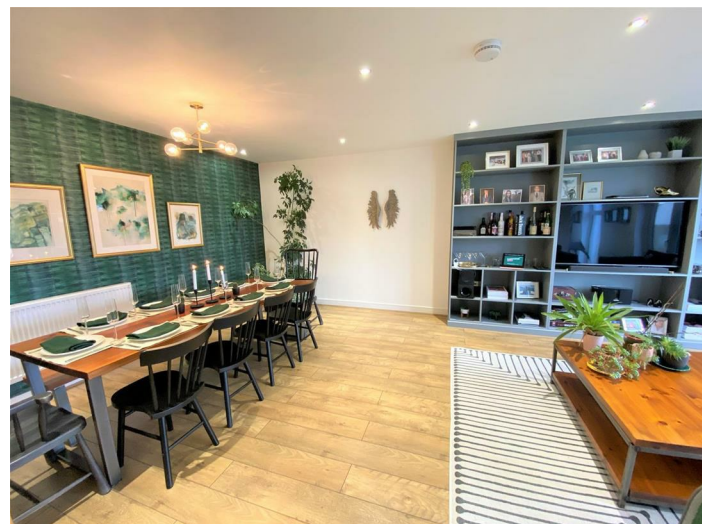
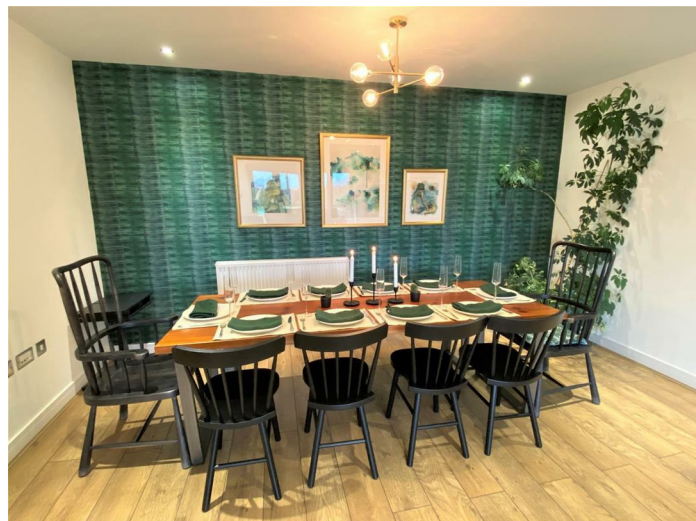


### Main Living Area:

14'7" x 26'7" at maximum points (4.45m x 8.10m at maximum points)



With bi fold doors enjoying outlook down over the garden and enjoying a great deal of sun throughout the day and into the evening, further lighting provided by recess spotlights and the wood flooring continues through. From the entrance hall, within the dining area, part a feature paper patterned wall. There is an opening between the picture window and the turning staircase which gives access through the family dining and living area, this can also be accessed off the main hallway.



Between here there is also a thoughtfully designed under stairs storage cabinet. Into the main dining and family living area, also benefitting from bi fold doors out onto the sun terrace and garden.

### Kitchen:

26'7" x 14'8" (8.10m x 4.47m)



Thoughtfully designed and laid out incorporating a range of gloss fronted wall and base units

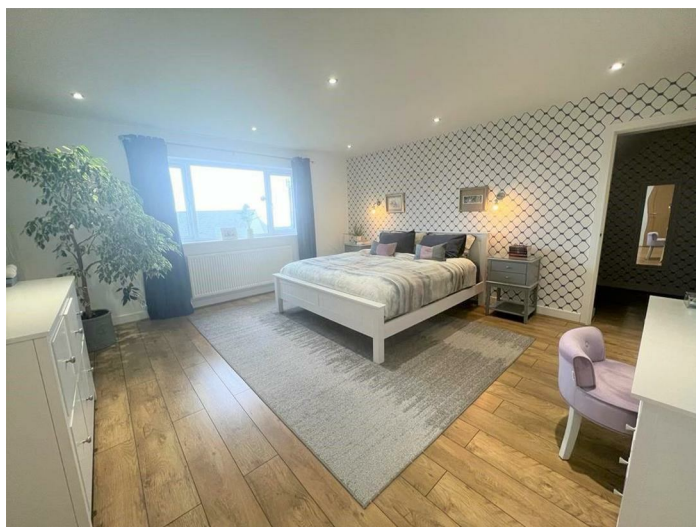


complimented with square edged worksurfaces with matching kickback plus further attractive tiled surround incorporating one and half bowl stainless steel sink and drainer with mixer tap with double glazed window to front above. Five ring Lamorna gas hob with stainless steel splashback and double sided extractor over plus integrated eye level oven ,fridge freezer and dishwasher. Door through to the large utility which also measures 3.95 x 2.48 with similar flooring within the kitchen, double glazed door with integrated cat flap opening out onto the rear garden with double glazed window to side with fitted roman blind. Recess spotlights and extractor and matching base units with square edged worksurface, incorporating stainless steel sink and drainer with mixer tap plus under unit space and plumbing for white good appliances. There is also an integral door through into the garage.

From the impressive staircase leads to the first floor landing from where you can turn and enjoy the wonderful viewings out over St Austell Bay from the large floor to ceiling picture window also have recess spotlight, access to the loft and solid wood doors into all upstairs living plus double doors into landing wardrobe storage.

### Principal Bedroom

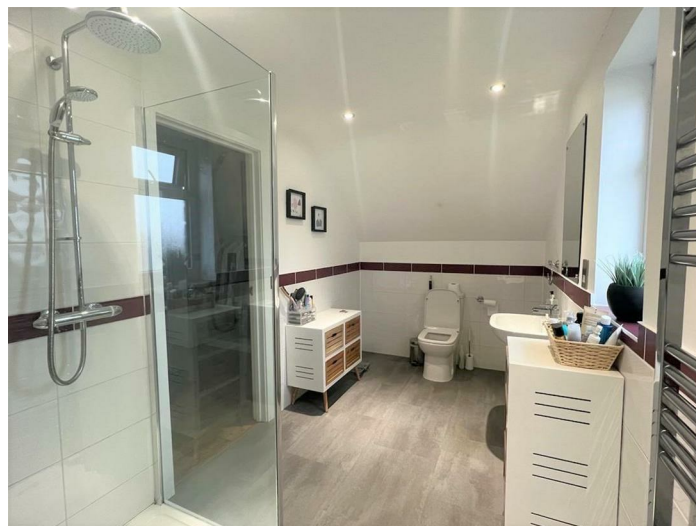
14'8" x 15'9" at maximum point (4.49 x 4.81 at maximum point)



Situated to rear and enjoying those wonderful views from a large double glazed window. Having matching wood flooring similar to downstairs and also having a featured papered pattern wall, recess spotlights throughout and benefitting from door into walk in dressing/wardrobe area and onwards to the en-suite. Thoughtfully laid out with open hanging rail storage shelving, recess spotlighting plus featured papered pattern wall similar to the main bedroom area.

### En-Suite

14'0" x 6'4" (4.29 x 1.94 )

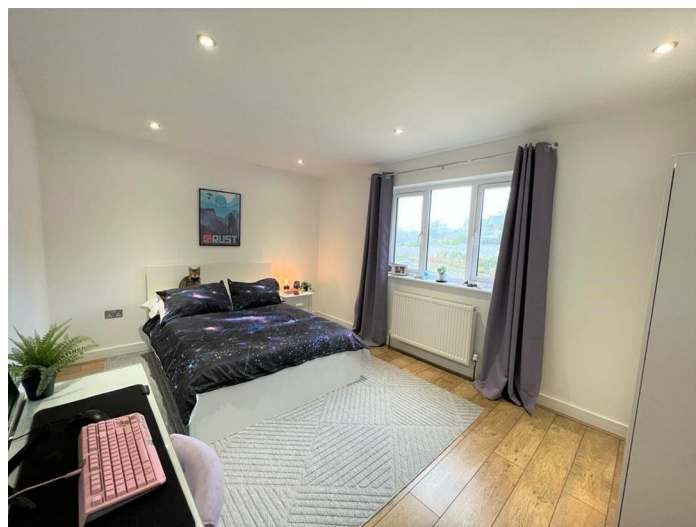


Door leads through into large en-suite which comprises of a triple sized walk in shower with part glazed surround with rain effect showerhead and separate attachments. Part tiled wall surround with decorative insert. Large basin with waterfall tap and wall mounted mirror above with shaver socket to the side and low level WC.

Natural light from an obscured double glazed window to the side elevation plus recessed spotlights, Chrome Heated Laddered Towel Rail and extractor.

### Bedroom

14'9" x 10'4" (4.51 x 3.17)



The next double bedroom is situated to the front. Having radiator beneath the double glazed window enjoying outlook down over the driveway. Finished with similar wood flooring and recessed spotlighting.

## Family Bathroom

9'2" x 8'1" (2.80 x 2.48)



Beautifully appointed with double sized walk in shower, large screen, waterfall shower head and separate attachment. Mixer tap and two tone tiled wall surround. This theme continues at quarter wall level behind the large hand basin with mirror above and shaver socket. Chrome heated towel rail and around the spacious deep bath with central waterfall mixer tap. There is also a low level WC, two obscured double glazed windows to the front plus recess spotlighting and extractor.

## Bedroom

10'0" x 13'8" (3.07 x 4.18)



Door into bedroom, also situated to the front. Also finished with wood flooring, wall mounted radiator located beneath the double glazed window to the front.

## Bedroom

12'4" x 14'9" (3.77 x 4.50)



Door into bedroom located to the rear side. Double glazed window with radiator beneath and also finished with wood flooring and recessed spotlights. The last of the bedrooms to the first floor also enjoys the far reaching coastline views from a large double glazed window with radiator beneath also similarly finished to the others but also benefits from en-suite which comprises a double sized shower cubicle accessed from a sliding door with integrated system with white glossed tiled wall surround. This continues at half wall level with attractive beading behind the basin with waterfall mixer tap with wall mounted mirror above and shaver socket to the side plus low level WC with obscure window above. Recessed spotlighting and extractor.

## Outside



The property is approached along a private road, there is an attractive low level stone wall planting to the side, opening through into a stone pebbled driveway parking for numerous vehicles with additional space for a further garage if required. The main garden enjoys sun throughout the day and into the evening offering a good degree of privacy and is laid to lawn enclosed by wood fence panelling and some planting. From the main living area there is a sun terrace patio ideal with enjoying the sunshine and al fresco dining.



Garage  
17'8" x 12'11" (5.41 x 3.94)



The garage offers electric up and over door with power and light with double glazed window to the side.

Agents Notes

Due to new build and to protect the residence of this small select development you cannot run a business formally from home however you are entitled to work from home. Holiday Let or Air BnB is not permitted. All rooms are wired for ether net connectivity. A robotic lawnmower which will be included in the sale.

Council Tax : F

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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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