

2 CHAPEL COTTAGES, GLENVIEW, TYWARDREATH, PL24 2PR GUIDE PRICE £315,000



NEW PRICE AND VIDEO TOUR AVAILABLE A WONDERFUL CHAIN FREE SEMI DETACHED CHARACTER PROPERTY WITH FOUR BEDROOMS AND SPACIOUS KITCHEN/DINER. LOCATED IN TYWARDREATH, THE PROPERTY IS WELL PRESENTED THROUGHOUT, THE FORMER GARAGE NOW CONVERTED TO AN ADDITIONAL RECEPTION ROOM, HOWEVER COULD BE RETURNED TO A GARAGE IF ONE WAS NEEDED, PENDING THE RELEVANT PERMISSIONS/REGULATIONS. A FABULOUS LOCK UP AND LEAVE IN AN ULTRA DESIRABLE AREA. LIKELY TO GREATLY APPEAL TO THOSE SEEKING A SPACIOUS BOLT-HOLE IN CORNWALL WITHIN CLOSE PROXIMITY OF THE BEACH. EPC - D





Tywardreath is an extremely popular and sought after village with good local facilities. The village has its own primary school, butchers, small general store, fish and chip shop, hairdresser and local public house. The larger village of Par which is within easy walking distance boasts a wider range of shops and facilities including chemist, 2 local supermarkets, large post office and main line railway station. Par also has a sandy bathing beach, tennis court facilities and sports field with running track. The large town of St Austell is a drive of about 3-4 miles and the picturesque harbourside town of Fowey is about 3 miles away.

Directions:

There are a couple of ways to get to the property from St Austell head along Par Moor Road taking the right hand turn next door to the Fruit and Veg Shop opposite the Par Inn. Follow the one way system at the end of the junction bear to the left. follow the road along approximately 150 yards take the right hand turn towards Tywardreath. Proceed along Tehidy Road. At the end of the road turn right onto Church Street. Pass the church. Proceed to the left onto Fore Street. Take the next left turning onto Belmont Street. Then the next right onto Glen View. The property is located at the top of the hill on the right hand side.

Accommodation:

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

Wood frame single glazed stable door allows external access into entrance hall.

Entrance Hall:

11'8" x 8'11" (3.56m x 2.72m)



Wood frame single glazed window to side elevation. Door to inner hall. Door to reception room/former garage. Stairs with open storage recess below to first floor. Tiled flooring. Mains gas fired Baxi central heating boiler. Radiator. Textured ceiling. BT OpenReach telephone point.

Reception Room/Former Garage:

16'4" x 9'3" (4.99m x 2.83m)

This room benefits from carpeted flooring, light and power. The rear section is currently used as a utility area with space and plumbing for washing machine and tumble dryer. This room could be reintroduced into a garage if so desired (Pending the relevant permissions/regulations).

Inner Hall:

3'3" x 2'11" (1.00m x 0.89m)

Tiled flooring. Door to kitchen/diner. Door to WC.

WC:

5'1" x 3'3" (1.56m x 1.01m)

Low level flush WC and ceramic hand wash basin. Tiled walls to water sensitive areas. Tiled flooring. Fitted extractor fan. Radiator.

Kitchen/Diner:

10'3" x 13'6" (3.13m x 4.12m)



Wood frame single glazed window to side elevation. Matching wall and base kitchen units. Square edge work surfaces. Stainless steel double bowl sink with central mixer tap with large stainless steel draining areas to either side. Space for gas range. Space for fridge freezer. Space for dining table. Tiled flooring. Opening to lounge.

**Lounge:**

15'10" x 13'7" (4.83m x 4.15m)



Upvc double glazed window to rear elevation. Wood frame stable door to side elevation (Agents Note: There is no external access through this door. There is however access to the properties electric and gas meter in this area). Focal fireplace with granite hearth and mantle. Wood effect laminate flooring. Two radiators. Exposed ceiling beams. Television aerial point. Telephone point.





Landing Room:
12'2" x 27'5" (3.71m x 8.37m)



Inner Hall:
10'11" x 5'4" (3.35m x 1.63m)



(maximum measurement)
Wood frame single glazed window to side elevation.
Opening to inner hall. Radiator. Exposed floorboards.
Part wood clad walls. Part textured walls. Textured
ceiling. This room is currently used a second lounge
and would serve a multitude of purposes for those
looking for a home office or could be partitioned off to
create a fifth bedroom if needed.



Doors off to bedrooms one, four and family bathroom.
Further door provides access to airing cupboard
housing the hot water tank with further slatted storage
options inset. Wood flooring. Textured walls. Loft
access hatch.

Bathroom:

7'10" x 6'9" (2.41m x 2.08m)



Matching three piece white 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 below and panel enclosed bath with central mixer tap with fitted shower attachment and wall mounted shower above. Water resistant cladding to water sensitive areas. Wood effect vinyl flooring. Heated towel rail. Fitted extractor fan.

Bedroom Four:

7'10" x 7'5" (2.39m x 2.28m)



Wood frame single glazed window to side elevation. Exposed wood flooring. Radiator.

Bedroom One:

19'10" x 13'8" (6.06m x 4.18m)



(maximum measurement)

A tremendous and spacious principle bedroom with Upvc double glazed window to rear elevation affording far reaching views taking in the sea in the distance. Exposed wood flooring. Two radiators. Fitted storage recess laid to shelving offering generous inbuilt storage facilities.

**Bedroom Three:**

9'4" x 9'10" (2.85m x 3.00m)



Wood frame single glazed window to side elevation. Radiator. Exposed wood flooring. Textured ceiling.

Bedroom Two:
13'6" x 8'8" (4.14m x 2.66m)



(maximum measurement)
Wood frame single glazed window to front elevation.
Exposed floorboards. Textured ceiling.

Outside:



** Please note ** the garage is redundant, now being utilised as a reception room - this could be reinstated should the need arise, pending the relevant permissions/regulations.

Additional Information

We understand that the property is a converted Chapel and has had a number of uses over the years. The property was used to house soldiers with shell shock after the war and was later used as a woman's institute. The accommodation offers light and airy rooms with delightful high ceilings.

There is ample on street parking to the side of the property.

The property has a tenant who will vacate on Friday 15th April 2022. The property will then be Chain Free.

We understand that the property is subject to a part flying freehold, with bedrooms two and three overhanging the attached property.

Council Tax - A

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (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.

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