

# MAY WHETTER & GROSE

## 1 TREWHIDDLE COURT, ST AUSTELL, PL25 5GG PRICES FROM £335,000



A BEAUTIFULLY FINISHED THREE DOUBLE 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, COMPLIMENTING 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  
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### 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.

To the front a pathway leads to a covered canopy to front entrance. Outside courtesy lighting.

### Entrance Hall:



Staircase to first floor. Radiator. Window to side. Wood glazed panel door into lounge.

### Lounge:

14'6" x 15'3" (4.44m x 4.65m)

Large double glazed window to front with radiator beneath. Wood door to rear.

### Kitchen/Diner:

11'7" x 18'0" (3.54m x 5.51m)

Double glazed window to rear. Door into large under stairs storage airing cupboard. Appliances of Neff hob with extractor over and oven. Electric Q dishwasher. Wine rack. Fridge freezer. Light stone worksurface and splashback. Door into utility.

**Utility:**

5'1" x 5'6" (1.56m x 1.68m)



Worksurface and storage cabinet. Under space and plumbing for white good appliances. Door into cloakroom.

**Cloakroom:**

5'6" x 3'7" (1.70m x 1.10m)



Low level WC and hand basin with mixer tap. Light bevelled edge tiled wall. Tiled flooring. Obscure double glazed window with deep display sill.

**First Floor Landing:**

Access to loft. Double glazed window to side with deep display sill. Radiator. Wood doors into all bedrooms and bathroom. Wood door into large airing cupboard.

**Bathroom:**

5'6" x 6'7" (1.68m x 2.02m)

(maximum measurement over bath)

Suite of low level WC, hand basin with white gloss vanity storage drawers beneath and bath with shower screen and wall mounted system and separate shower head. Fully tiled floor and wall surround.

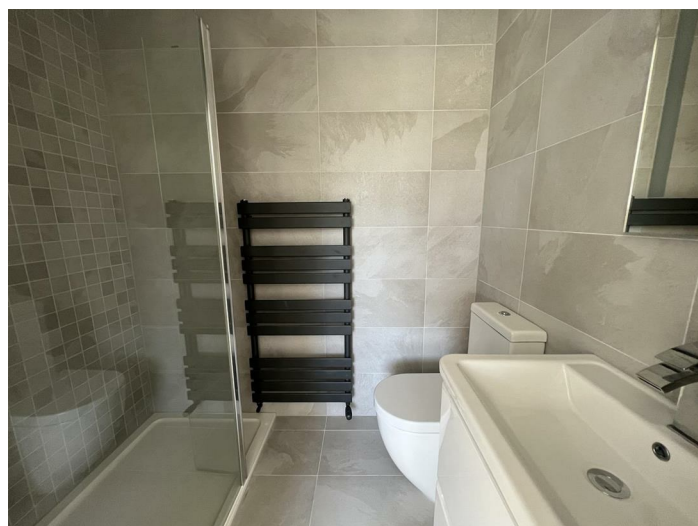
**Bedroom:**

11'0" x 9'10" (3.36m x 3.00m)



(maximum measurement)

Double glazed window to rear with deep display sill and radiator beneath. Door into en-suite.

**En-Suite:**

Comprising hand basin set onto a white gloss vanity storage unit with drawers beneath, low level WC and double size shower cubicle. Full tiled floor and wall surround. Radiator. Lit vanity mirror above basin. Ceiling mounted extractor. Recess spotlighting.



**Bedroom:**  
9'0" x 11'9" (2.76m x 3.59m)



Large double glazed window enjoying some far reaching views back across St Austell town. Radiator.

**Bedroom:**  
8'8" x 8'5" (2.65m x 2.57m)

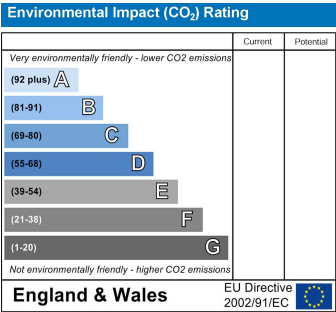
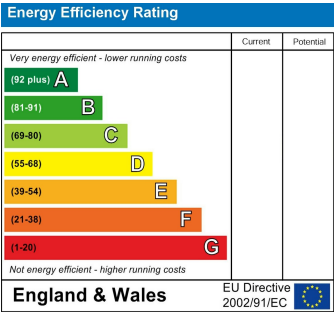


Wood door into over stairs storage recess.

**Outside:**  
Door opens out onto a paved patio and onto open lawn enclosed by strip wood fence panelling. Gate to side entrance.

**Council Tax - TBC**

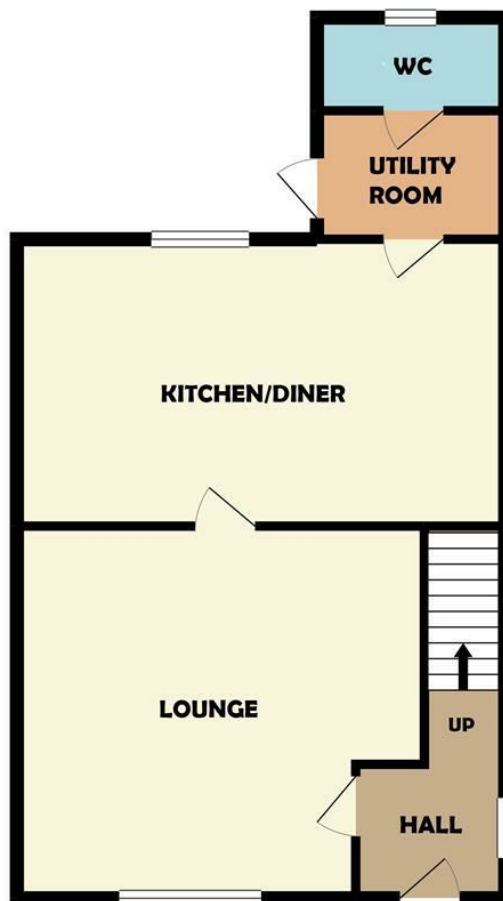
**Agents Notes**  
We understand there will be a management company set up to run the common areas costings TBC











Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements to doors, windows, rooms and other external areas and the accuracy of the information is stated to the best of our knowledge and belief. This plan is for illustrative purposes only and should not 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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