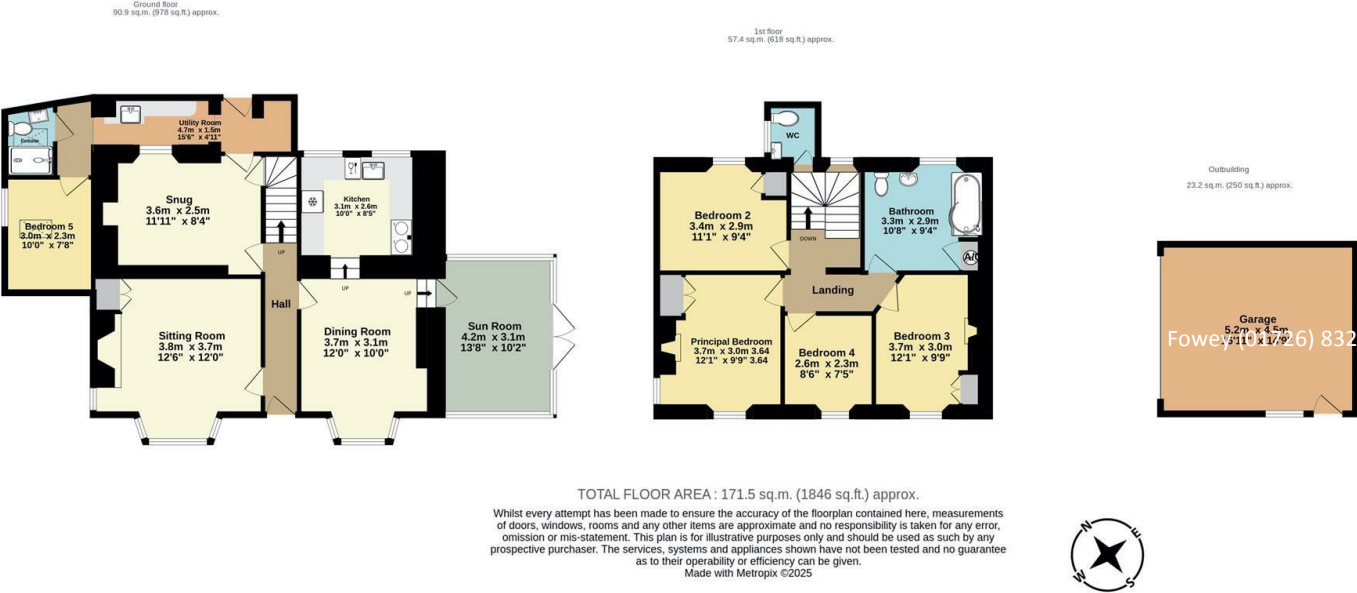




BURROW HOUSE 32 MOUNT BENNETT ROAD,
TYWARDREATH, PL24 2QX
GUIDE PRICE £590,000



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A CHARMING AND IMMACULATELY PRESENTED DETACHED FAMILY HOME. 5 BEDROOMS, 3 RECEPTION ROOMS, CONSERVATORY, PRIVATE GARDENS WITH DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING. **SELLING CHAIN FREE**



Burrow House 32 Mount Bennett Road, Tywardreath, PL24 2QX

LOCATION

Tywardreath is a pretty, historic village located between Fowey and Par. It has a fantastic community spirit, with the pub and bistro very much the heart of the village, highly regarded butchers, church and primary school. Within a 10-15 minute walk is the village of Par which has many additional amenities including doctors, library, post office and convenience stores as well as Par Beach which is dog friendly all year round.

The village is perfectly positioned to access the South Cornish Coast, the Eden Project, and popular sailing waters of Fowey. There are many attractive local walks including the Saints' Way that passes through the village. Newquay airport and the towns of St Austell, Lostwithiel and the City of Truro are within easy reach. It has excellent transport links with a regular bus service to Fowey and St Austell, and the nearby railway station in Par is on the main line from Penzance with frequent services to London Paddington.

This property is conveniently situated on Mount Bennett Road which is within easy walking distance of all the village amenities, yet set in an elevated, peaceful and private location.

ACCOMMODATION

Built in the mid 1900 century, Burrow House is full of charming period features including ornate fire places, built in storage cupboards and bay windows letting in plenty of daylight. Slate flooring runs throughout the majority of the ground floor, with a beautiful, traditional mosaic tiled flooring welcomes you into the home.

Currently a very successful and well loved holiday let, it would make a wonderful family home offering very flexible accommodation. With three reception rooms, a conservatory and a ground floor double bedroom with shower room, this property could suit multiple family dynamics.

The spacious sitting room boasts a grand fire place which houses a wood burning stove. This not only provides a wonderful focal point to the room but makes it warm and cosy on colder nights. A bay window brings in light and adds to the character of the room.

From the dining room, which is also a good size, steps rise up to the kitchen and separate steps lead up to the conservatory. The stylish and well equipped kitchen comprises ample wall and base units, Belfast sink and Heritage Aga gas cooker. There is also an integral dishwasher. The generous conservatory has double doors leading out to a seating area and gives the property another room which is great for entertaining especially in the summer months.

From the entrance hall, a door leads into a third reception room, which then carries through to a utility area, a double bedroom and shower room. This layout could provide an opportunity for many different uses within an family environment or a possible rental income by converting the utility into small kitchen. There is a door out to the entrance lane. The utility area has a sink, storatge units and space for a washing machine, tumble dryer and upright fridge freezer.



Stairs rise up to the first floor with a separate WC, large family bathroom and 4 bedrooms. Three of the bedrooms are double bedrooms with the 4th single room, currently housing a bunkbed. Two double bedrooms and the single room enjoy beautiful elevated views over the countryside with traditional fireplaces in the two double rooms. The third double bedroom has a built in cupboard and looks out to the lane. The bathroom comprises a bath with shower over, WC, handwash basin and heated towel rail. A built in cupboard houses the hot water tank.

OUTSIDE

The property is accessed via a private lane owned by the neighbour, Burrow House have a right of way over the beginning of the lane before accessing their private driveway leading to plenty of off road parking and double garage with store behind. A door to the side of the property accesses the utility room and two wooden gates access the pretty garden. A patio seating area off the conservatory is the ideal place to sit and unwind or socialise with al fresco dining. A patio pathway leads to the main entrance with the rest of the garden laid to lawn. Flower borders are filled with mature shrubs, trees and exotic plants, a passion of a previous owner.

AGENT 'S NOTE

We have been made aware that there are 2 differing EPCs on this property. The original EPC shows construction as stone/whinstone and granite and the more recent EPC shows construction as cob. The Vendor believes construction to be stone. The Vendor is instructing a new EPC to be carried out as soon as possible to clarify. Applicants would need to be aware of this prior to viewing.

Furniture, fixtures and fittings could be available by separate negotiation.

TENURE - freehold

EPC RATING - E

COUNCIL TAX BAND - D

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Services

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

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk