



Tremena Gardens

St. Austell

PL25 5QH

Guide Price £400,000

- NO ONWARD CHAIN
- FIVE WELL-PROPORTIONED BEDROOMS
- SITTING WITHIN A COMMANDING POSITION
- OFF ROAD PARKING PLUS GARAGE
- EXTREMELY POPULAR RESIDENTIAL LOCATION
  - PERFECT FAMILY HOME
  - MULTI-GENERATIONAL LIVING OPPORTUNITY
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - WRAP-AROUND GARDEN
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1506.94 sq ft



5



2



2



D65

### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this exceptional and highly versatile four/five-bedroom detached residence, occupying a commanding elevated position at the head of a sought-after residential road. Set within a generous wrap-around plot and enjoying stunning far-reaching views across the surrounding countryside, this substantial home offers a rare opportunity to acquire a property of remarkable flexibility, space, and potential.

Boasting accommodation arranged over two floors, with a large loft space, the property is ideally suited to a wide range of purchasers, from growing families seeking spacious and adaptable living arrangements to those looking for a home capable of accommodating multi-generational living. The unique layout also presents exciting possibilities for those working from home, requiring guest accommodation, or simply wishing to enjoy a property that can evolve alongside changing lifestyle needs. Upon entering the property, you are welcomed by a bright and spacious entrance hallway that immediately creates a sense of space and light.

The principal accommodation comprises a well-appointed kitchen and a generous lounge/diner, providing excellent areas for both everyday living and entertaining. Large windows throughout the property maximise natural light while framing the spectacular countryside outlook, creating an ever-changing backdrop that can be enjoyed throughout the seasons. Three well-proportioned bedrooms, a family bathroom, and a separate WC complete this floor, offering comfortable and practical accommodation. The lower ground floor significantly enhances the versatility of the home, featuring an additional reception room that could serve as a family room, games room, home office, or independent living space. Two further bedrooms, a shower room, utility room, and integral garage provide an abundance of additional accommodation, making this level perfectly suited for extended family members, teenagers seeking their own space, guest quarters, or those requiring flexible work-from-home arrangements.

Externally, the property truly comes into its own. Occupying a substantial wrap-around plot, the mature gardens have been thoughtfully established over many years and provide a wonderful degree of privacy and seclusion. Expanses of lawn, mature planting, and various seating areas create an idyllic outdoor environment in which to relax, entertain, and enjoy the stunning surroundings. The elevated position ensures that the impressive countryside views can be appreciated from multiple vantage points both inside and outside the property, making the most of this enviable setting. To the front, a generous driveway provides ample off-road parking for multiple vehicles, in addition to access to the integral garage.

The property is connected to mains water, electricity, gas, and drainage and falls under Council Tax Band D.

### LOCATION

Situated on the outskirts of the thriving market town of St Austell, the property enjoys convenient access to an excellent range of local amenities and services. St Austell offers a variety of supermarkets, independent shops, cafés, restaurants, leisure facilities, and well-regarded primary and secondary schools, making it a popular choice for families and professionals alike. The town also benefits from a mainline railway station providing direct links to Plymouth, Exeter, and London Paddington, making it well connected for commuters and those wishing to explore further afield.

The surrounding area is renowned for its beautiful Cornish coastline and countryside, with a wealth of outdoor and recreational opportunities close at hand, including the entrance to the Clay Trail at the bottom of the road. Nearby attractions include the world-famous Eden Project, the historic Charlestown Harbour, and the picturesque fishing villages and beaches of the south coast. The stunning sandy shores of Carlyon Bay, Porthpean, and Pentewan are all within easy reach, offering excellent opportunities for coastal walks, watersports, and family days out. Combining the convenience of town living with access to some of Cornwall's most celebrated natural landscapes and attractions, St Austell continues to be one of the county's most desirable locations.

### THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

#### ENTRANCE HALLWAY

uPVC frosted double-glazed door with glazed side panel. Radiator. Power socket. Telephone point. Skirting boards. Carpeted flooring. Stairs leading down to the lower ground floor.

#### KITCHEN

Double-glazed window to the rear aspect. A range of fitted wall and base storage cupboards and drawers. Integrated oven and grill with four-ring electric hob. Splashback tiling. Stainless steel sink with drainer. Space for an under-counter fridge. Radiator. Multiple power sockets. Skirting boards. Vinyl flooring.

#### DINING ROOM

Coving. Radiator. Double doors leading out onto the rear decking. Skirting boards. Carpeted flooring.

#### LOUNGE

Coving. Double glazed window to the front aspect with beautiful countryside views. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM ONE

Double-glazed window to the front aspect. Full-length built-in wardrobe with sliding mirrored doors. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.



### **BEDROOM TWO**

Double-glazed window to the rear aspect. Built-in storage cupboards. Radiator. Multiple power sockets. Skirting boards. Vinyl flooring.

### **BEDROOM FIVE**

Double-glazed window to the front aspect. Radiator. Multiple power sockets. Skirting boards. Laminate flooring.

### **BATHROOM**

Coving. Frosted double-glazed window to the rear aspect. Corner bath with mains-fed shower over. Wash basin. Radiator. Skirting boards. Vinyl flooring.

### **SEPERATE W.C**

Coving. Frosted double-glazed window to the rear aspect. W.C. Skirting boards. Vinyl flooring.

### **LOWER GROUND FLOOR**

Carpeted flooring. Doors leading to:

### **SHOWER ROOM**

Frosted double glazed to the front aspect. Skimmed ceiling. Corner shower cubicle with mains fed shower and mixer tap. WC with push flush. Wash basin. Shaver point. Floor to ceiling tiles.

### **LIVING ROOM / GAMES ROOM**

Double glazed window to the side aspect. Spacious storage cupboard. Radiator. Ample plug sockets. Carpeted flooring. Doors leading into:

### **BEDROOM THREE**

Double glazed window to the rear aspect. Built in wardrobes. Radiator. Ample plug sockets. Laminate flooring.

### **BEDROOM FOUR**

Double glazed window to the rear aspect. Large storage cupboard housing the boiler. Radiator. Ample plug sockets. Laminate flooring.

### **UTILITY AREA**

Space and plumbing for a washing machine. Door leading into the garage.





Tremena Gardens, St. Austell, PL25 5QH

## GARDEN

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## GARAGE

Metal up and over door. Lighting. Ample plug sockets. Access to the lower ground floor. Door leading out to the rear garden.

## PARKING

A generous driveway provides ample off-road parking for multiple vehicles in addition to the integral garage.

## SERVICES

This property is connected to all mains services and falls under Council Tax Band D.

## MATERIAL INFORMATION

Verified Material Information

Tenure: Freehold

Council tax band: D

EPC rating: Survey Instructed

Detached house, standard construction

5 bedrooms, 2 bathrooms, 2 receptions

Accessibility adaptations: None

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 great, Vodafone great, Three great, EE great

Parking: Garage, Driveway, On Street, and Off Street





Not in a controlled parking zone  
No disabled parking available  
Not a listed building  
Not in a conservation area  
No tree preservation order  
Title register restrictions (CL369255):  
- The land is subject to any restrictive covenants (legal promises that limit how the land can be used) that were put in place before 18 February 2022, provided they are still active and enforceable. These are rules that might, for example, prevent certain types of building or business activities on the land.  
Title register restrictions (CL320771):  
- The property is subject to restrictive covenants (rules that limit what an owner can do with the land) contained in a 1970 legal document. These are common in residential areas to ensure the neighbourhood remains consistent.  
- There is a provision regarding light and air. This generally means the owner cannot prevent neighbours from building or extending their properties by claiming a legal right to the light or air that currently reaches the house.  
- The owner has agreed to an 'indemnity covenant'. This is a standard legal promise to follow the rules set out in previous deeds and to protect the seller if those rules are ever broken in the future.  
No environmental risks recorded  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



# Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

1 Market Street  
St Austell  
Cornwall  
PL 25 4RR

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

**Scan QR For Material Information**



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Approx Gross Internal Area  
166 sq m / 1785 sq ft



Lower Ground Floor  
Approx 82 sq m / 888 sq ft

Ground Floor  
Approx 83 sq m / 897 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

