

Pennys Lane

Par

PL24 2SH

Asking Price £800,000

- FANTASTIC FAMILY HOME SITUATED UPON 1/3 ACRE PLOT
- IDEAL FOR MULTI-GENERATIONAL LIVING OR GROWING FAMILIES
- HIGH QUALITY FINISHES THROUGHOUT
- PERFECT HOME FOR HOSTING AND ENTERTAINING
- SPACIOUS AND MATURE REAR GARDEN
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND F
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - F

Floor Area - 3173.00 sq ft



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Property Description

Smart Millerson Estate Agents are delighted to bring to the market this beautifully presented and substantial family home, occupying a peaceful position within an attractive setting. The property offers spacious and versatile accommodation arranged over two floors, combining traditional character features with modern comforts. The attractive exterior combines rendered elevations with natural stone detailing, complemented by a slate-style roof and a well-maintained landscaped garden.

Upon entering, the welcoming entrance hall provides access to the main reception areas and stairs rising to the first floor. The generous living room is a particularly appealing space, featuring large windows providing excellent natural light, exposed-style beams and French doors opening directly onto the rear garden. The separate dining room and bar area provides an excellent space for entertaining, while the modern kitchen/diner is fitted with a comprehensive range of wall and base units, integrated appliances and ample preparation space.

Further ground-floor accommodation includes a useful utility room, home office and an additional bedroom, together with a stylish shower room. The layout offers excellent flexibility for families, those working from home or anyone requiring additional guest accommodation.

To the first floor are three well-proportioned bedrooms, including a spacious primary bedroom with windows to the front and side aspects, along with a further bedroom benefitting from an en-suite shower room. A family bathroom/shower room provides additional facilities.

Outside, the property is complemented by beautifully landscaped gardens, with established planting, lawned areas and a paved terrace providing an ideal setting for outdoor dining and relaxation. The generous frontage and driveway provide ample parking, while the surrounding countryside creates a peaceful backdrop.

The property is ideally placed for enjoying the attractions of the South Cornish coast, with nearby beaches, coastal walks, picturesque harbours and countryside all within easy reach. The surrounding area offers a wonderful balance of rural tranquillity and convenient access to local amenities and transport links.

Location

Pennys Lane is situated approximately two miles east of St Austell, ideally placed for access to the surrounding towns, villages and spectacular coastline of south Cornwall. The nearby towns and villages of St Blazey and Par are both within walking distance while the historic harbour town of Fowey, renowned for its attractive waterfront, independent shops, restaurants and sailing connections, is approximately six miles away.

St Austell provides an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, public houses and a variety of leisure and recreational facilities. The town also benefits from a mainline railway station, providing a direct service to London Paddington and making the property particularly well placed for those wishing to combine the tranquillity of a Cornish setting with convenient access to the national rail network.

The south Cornish coast is within easy reach, with the picturesque harbour village of Charlestown and the sandy beach and coastal scenery of Carlyon Bay both approximately two miles to the south. Charlestown is particularly noted for its historic harbour and traditional tall ships, while Carlyon Bay offers a sweeping sandy beach and extensive coastal walks, providing an excellent setting for enjoying the coastline throughout the year. To the north lies the internationally renowned Eden Project, just a couple of miles from the property. Set within a dramatic former clay mine, the attraction is home to vast biomes containing an extraordinary collection of plants and is one of Cornwall's most popular visitor destinations.

The Accommodation Comprises

All dimensions are approximate and can be found within the floorplan.

Entrance Hall

Skimmed ceiling. Coving. Smoke sensor. Recessed spotlights. Under stair storage cupboard. Radiator. Ample plug sockets. Phone point. Skirting. Carpeted flooring. Stairs leading up to the first floor. Doors leading to:

Living Room

Double glazed window to the front, side and rear aspect. Beamed ceiling. Recessed spotlights. Coving. Wall mounted lighting. Log burner. Two radiators. Ample plug sockets. Double glazed French doors leading out to the rear garden.

Bedroom Four

Double glazed window to the front and side aspect. Coving. Radiator. Built in wardrobe. Ample plug sockets. Skirting. Carpeted flooring.







Shower Room

Obscured double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Shower cubicle with MIRA mains fed shower. Wash basin with mixer tap. WC with push flush. LED mirror with storage. Heated towel rail. Tiled throughout.

Dining Room / Bar Area

Skimmed ceiling. Smoke sensor. Recessed spotlights. Wall and base fitted units with under counter lighting, soft close draws and straight edge surfaces. Integrated fridge within the bar area. Two storage cupboards. Radiator. Ample plug sockets. Skirting. Laminate flooring. Door through to the

Kitchen / Diner

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Smoke sensor. Modern Howdens kitchen with a range of wall and base fitted units with under counter lighting and straight edge work surfaces. Integrated appliances including two NEFF ovens with plate warmers, induction hob with extractor hood over and dishwasher. One and a half stainless steel sink with drainer. Breakfast island with storage cupboards. Radiator. Ample plug sockets some of which have the additional advantage of usb points. Skirting. Tiled flooring. Doors leading to:

Utility Room

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Smoke sensor. Wall and base fitted units with straight edge work surfaces. Space and pluming for washing machine, dishwasher and tumble dryer. Sink with drainer. Radiator. Ample plug sockets. Skirting. Tiled flooring. UPVC door leading out to the rear garden.

Office

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Loft access. Consumer unit. Baxi boiler and hot water tank. Plug sockets. Skirting. Carpeted flooring.

Inner Hall

Recessed spotlights. Skirting. Carpeted flooring. Doors leading to bedroom three and the garage.









Pennys Lane, Par, PL24 2SH

Bedroom Three
Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample sockets. Skirting. Carpeted flooring. Door leading into the

En-Suite Shower Room
Obscured double glazed window to side aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Double shower cubicle with waterfall shower head and additional detachable head. Wall mounted LED mirror. Wash basin with mixer tap and storage below. WC with push flush. Heated towel rail. Tiled throughout.

First Floor
Partly skimmed ceiling. Smoke sensor. Recessed spotlights. Eaves storage. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Primary Bedroom
Double glazed window to the front and side aspect. Radiator. Eaves storage. Ample plug sockets. Skirting. Carpeted flooring.

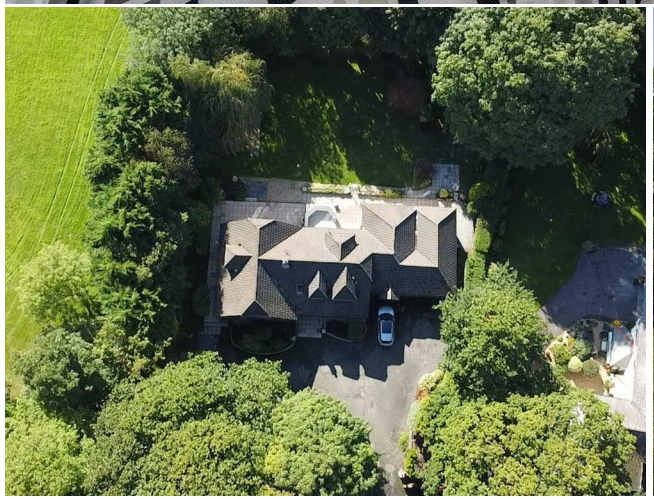
Bathroom
Obscured double glazed window to the rear aspect. Bath with handheld shower. Separate shower cubicle with Mira mains fed shower. WC with push flush. Wash basin. Heated towel rail. Tiling around water sensitive areas. Skirting. Laminate flooring.

Bedroom Two
Double glazed window to the front and side aspect. Skimmed ceiling. Loft access. Built in storage cupboard. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the

En-Suite Shower Room
Obscured double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Corner shower. Wash basin with mixer tap and storage below. WC with push flush. Heated towel rail. Shower cubicle with MIRA mains fed shower. Tiling around water sensitive areas. Tiled flooring.

Bedroom Five
Double glazed window to the front aspect. Wash basin with mixer tap. Radiator. Skirting. Plug sockets. Carpeted flooring.













Garage

Electric door. Ample plug sockets. Concrete flooring.

Outside

To the front- Off road parking gated parking for multiple vehicles. Outside power socket and courtesy light. Access to the rear garden from either side of the property.

To the rear- South facing and mostly laid to lawn with dense hedge boundaries providing privacy from the surrounding land. Mature trees and shrubs can be found throughout the garden. Stone and patio area ideal for garden furniture and BBQs.

Services

This property is connected to mains electricity, water and gas and benefits from a private septic tank. Council Tax Band F.

Material Information

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: F
EPC rating: D
The building
Detached house, standard construction
5 bedrooms, 4 bathrooms, 2 receptions
Accessibility adaptations: None
Services
Mains electricity
Mains water
Foul drainage: Septic tank
No mains surface water drainage
Mains gas central heating
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone great, Three good, EE good
Parking: Driveway, Off Street, Gated, and Garage
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
Title register restrictions (undefined):

- The owner cannot sell or transfer the property without the written consent of the mortgage lender, Santander UK PLC. This is a standard requirement for properties with a mortgage and will be handled by the solicitors during the sale.
- Certain minerals, specifically stone, gravel, and sand found within five fathoms (about 9 metres) of the stream on the eastern boundary, are owned by a previous company rather than the property owner. This company has the right to enter the land to dig for these materials, provided they pay full compensation for any damage caused.
- Any mica clay or waste clay found in the stream passing through the property belongs to a previous owner, who has the right to collect it.
Non-coal mining area: yes

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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.







Approx Gross Internal Area
295 sq m / 3173 sq ft



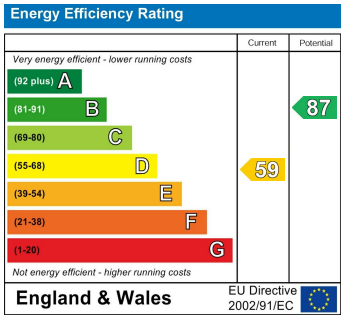
Ground Floor
Approx 196 sq m / 2112 sq ft



First Floor
Approx 99 sq m / 1061 sq ft

Denotes head height below 1.5m

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.



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

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