



Church Road
Charlestown
St. Austell
PL25 3NS

Asking Price £620,000

- BEAUTIFUL DETACHED CHARACTER COTTAGE
- REFURBISHED GRADE II LISTED HOME
 - DISTANT SEA VIEWS
 - THREE DOUBLE BEDROOMS
 - AMPLE PARKING
 - GARDENS
- WELL EQUIPPED MODERN KITCHEN
 - TWO RECEPTION ROOMS
 - ENSUITE MAIN BEDROOM
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - 1162.00 sq ft



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2



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D59

PROPERTY

This is a stunning Grade II listed cottage, totally refurbished with granite quoins and new windows combines the traditional characteristics of an old cottage and the benefits of modern living. With accommodation comprising sun room/entrance porch, sitting room, dining room, new kitchen, utility room, cloakroom, and on the first floor are three double bedrooms, one main bedroom with ensuite, and a family bathroom/shower room.

Outside there is a lovely cottage-style garden with large decked area ideal for alfresco dining, low maintenance flower beds, timber shed two paths leading to each side, at the rear there is ample parking for numerous cars, and this is approached via an electric opening gate, outside tap.

LOCATION

The location is ideal for those wanting to enjoy all that Charlestown has to offer; the vibrant coastal and historic port has so much to offer, with numerous cafes, restaurants, local shops and the harbour which has been used as a backdrop to many costume dramas including Poldark. St Austell is about two miles away and hosts a vast range of local shops, schooling facilities, cinema, and a mainline railway station. Many other nearby attractions include Fowey, The Eden Project, the fishing port of Mevagissey and the Lost Gardens of Heligan.

SUN ROOM/ CONSERVATORY

9'5" x 5'10" (2.88m x 1.79m)

With double-glazed wooden door, double-glazed windows to three sides, tiled floor, panelled radiator, inset spotlights, powerpoints and half-glazed door to:

SITTING ROOM

14'10" x 11'3" (4.54m x 3.44m)

A lovely room with double-glazed sash window and shutters to front elevation, multi-fuel stove with slate hearth and stone surround, shelving to either side of firebreast, panelled radiator, beamed ceilings, wall light point, oak flooring and door to:

DINING ROOM

11'8" x 11'3" (3.58m x 3.45m)

Double-glazed sash window to front aspect and shutters with window seat, further double-glazed window to side aspect, panelled radiator, attractive wrought iron grate with impressive fire surround, slate hearth, beamed ceilings, oak flooring, door to:

KITCHEN

13'3" x 12'8" (4.04m x 3.87m)

An L-shaped room, which benefits from a brand new, bespoke, kitchen in 'Chalford Pebble' colour with a range of base units, solid wood worktops, tiled flooring, 'Professional Rangemaster' with grill and five ring gas hob, wine cooler, one and a half bowl sink unit with mixer taps, double-glazed window to side and rear aspect, stairs to first floor understairs cupboard, beamed ceiling.

UTILITY ROOM

9'7" x 8'1" (2.93m x 2.47m)

Tiled floor, space for tumble dryer and space and plumbing for washing machine, double-glazed window and half-glazed door to rear, beamed ceilings, walk-in pantry cupboard, door to:

CLOAKROOM/WC

Double-glazed obscure window to rear aspect, low level WC, washbasin with cupboard below and tiled floor, beamed ceilings, inset spotlights, ladder style heated towel rail.

LANDING

With cupboard housing 'Baxi' gas boiler,

BEDROOM ONE

11'6" x 11'3" (3.51m x 3.43m)

Double bedroom with double-glazed window with shutter blinds and views out over Charlestown and the sea beyond, windowsill, panelled radiator, ample powerpoints, sliding door leading to:

ENSUITE

8'4" x 5'1" (2.56m x 1.57m)

An attractive ensuite with tiled floor, double shower cubicle, low level WC with concealed cistern, washbasin with mixer taps, heated ladder-style towel rail, double-glazed window and shutter/blinds, sea view, part-tiled walls. inset spotlights and access to loft space.

BEDROOM TWO

11'9" x 9'7" (3.60m x 2.94m)

Double-glazed window with shutter/blinds, windowsill, sea views, panelled radiator, ample powerpoints.



BEDROOM THREE

10'10" x 8'1" (3.32m x 2.47m)

With range of built-in wardrobes, skylight, panelled radiator, ample powerpoints

BATHROOM

A beautifully designed bathroom with obscure window to rear aspect, stand-alone bath with shower attachment, washbasin with mixer taps, double shower cubicle, low level WC, heated towel rail, inset spotlights, double-glazed window to rear aspect, recess with built-in shelving.

OUTSIDE

One enters the property from Church Road, via a wrought Iron gate, leading up a central path leading to the front of the cottage, part of the garden is laid to bark chippings, stone hedge, and on the other side partly lawned, and large decked area ideal for alfresco dining and enjoying and relaxing in the summer months.

Timber shed: 8' x 6'

Side path to the rear, and parking for numerous cars with access via electronic gate from Charlestown Road.

MATERIAL INFORMATION

Verified Material Information

Council tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing, Wood burner, and Open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good





Church Road, Charlestown, St. Austell, PL25 3NS

Parking: Driveway, Private, and Gated

Building safety issues: No

Restrictions - Listed Building: Grade 2 listed

Restrictions - Conservation Area: World heritage site

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

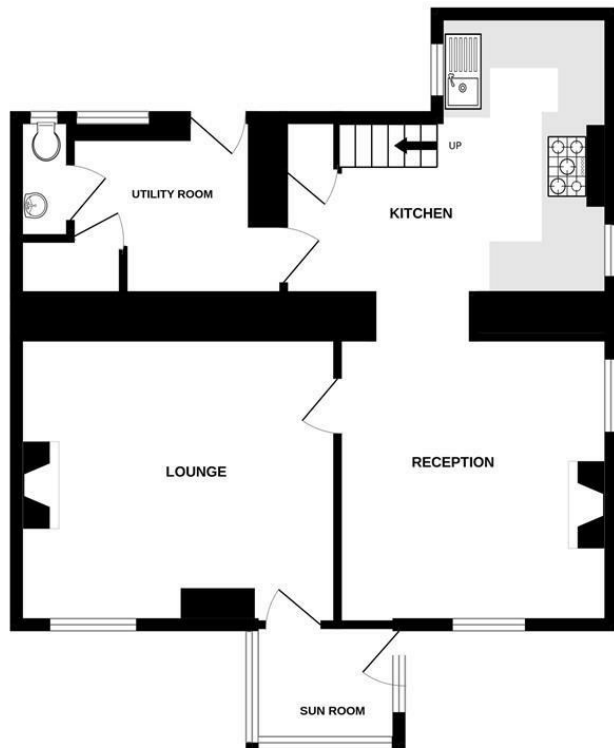
Energy Performance rating: D

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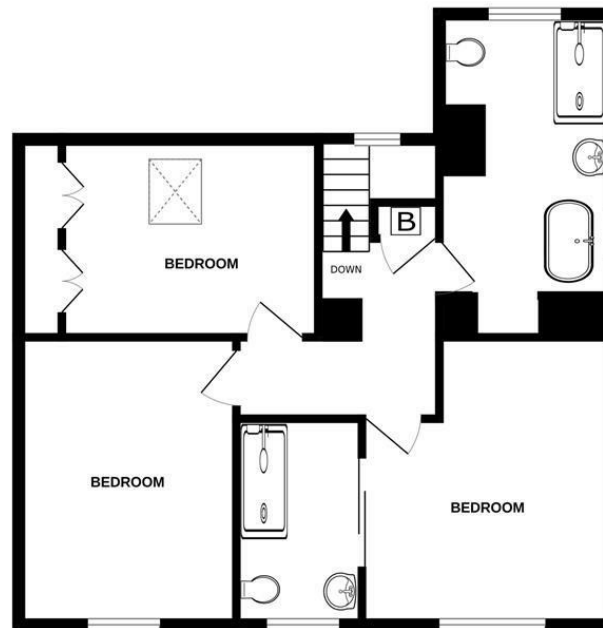
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

59

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