



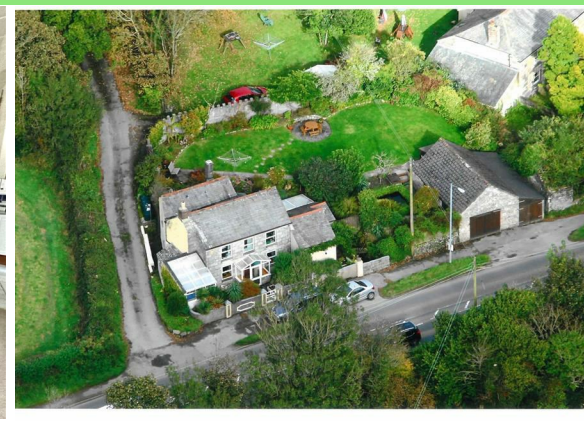
High Street

St. Austell

PL26 7SP

Price Guide £390,000

- PERFECT FAMILY HOME
- THREE/FOUR BEDROOM
- DETACHED STONE GARAGE/BARN
- RURAL HAMLET
- INGLENOOK FIRE PLACE
- BEAUTIFUL WALLED IN GARDEN
- CLOSE TO LOCAL AMENITIES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1076.00 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this enchanting character cottage to the market. Brimming with charm and period character, the property beautifully showcases a wealth of retained original features, including exposed beamed ceilings, an impressive inglenook fireplace and warm inviting interiors throughout. This delightful home effortlessly combines timeless character with practical family living.

The accommodation briefly comprises a welcoming entrance porch leading into a charming living room full of rustic appeal, together with a versatile sitting room which could equally serve as a fourth bedroom, making it ideal for guests or multi-generational living. At the heart of the home is a generously proportioned kitchen/dining room, perfectly suited to family gatherings and entertaining, complemented by a useful utility room and cloakroom.

To the first floor are three well-appointed bedrooms and a family bathroom, all enjoying pleasant outlooks over the beautifully maintained gardens and surrounding countryside atmosphere.

Externally, the property truly excels. The landscaped gardens have been lovingly cared for and provide a peaceful and private retreat, featuring colourful well-stocked flower borders, an extensive variety of mature shrubs and seasonal planting, together with an attractive fish pond adding to the tranquil setting.

A substantial stone barn/workshop and adjoining garage provide exceptional additional space and exciting future potential. Subject to the necessary planning consents, these versatile outbuildings may lend themselves to conversion into office space, a studio, workshop, or charming holiday accommodation.

Combining character, versatility, and superb outdoor space, this delightful cottage presents a rare opportunity to acquire a truly special home in an idyllic setting.

LOCATION

High Street is a small linear hamlet situated just a few miles from the village of Trewoon, which provides a selection of local amenities including a primary school. The nearby village of St Stephen is also within easy reach and offers a wider range of facilities such as Brannel School, a convenience store, pharmacy, public house, and fish and chip shop.

The town of St Austell is approximately a ten-minute drive away and provides an extensive choice of shops, schools, local businesses, and a mainline railway station with services on the London to Penzance route. The A30 can also be reached in around ten minutes, along with the Fraddon retail park, home to a large Marks & Spencer store.

PORCH

8'1" x 3'3" (2.48 x 1.00)
Glazed front door. Triple aspect windows. Slate Flooring. Solid wood door with inset window leading to

LIVING ROOM

21'10" x 13'2" (6.66 x 4.03)
A lovely spacious room with large inglenook fire place with large granite quoins, tiled hearth and inset Hunter wood burning stove, beamed ceilings, two double glazed windows to front aspect, Two Radiators, central staircase leading to first floor, and door to:

SITTING ROOM

14'3" x 9'6" (4.36 x 2.90)
With exposed A frame ceiling, two windows to side aspect. Two Radiators. Built in cupboard. Skirting. Carpeted flooring.

KITCHEN/DINER

17'11" x 8'11" (5.47 x 2.73)
An extensive kitchen with range of white base units and matching wall units, work tops, one and half enamel sink unit with mixer taps, double glazed windows to side and rear aspect, built in oven with four ring electric hob above. Beamed ceilings. Radiator, Worcester oil fired boiler, door to:

UTILITY ROOM

8'11" x 6'6" (2.73 x 2.00)
Tiled floor, plumbing for washing machine, deep enamel Butlers sink with mixer taps, window and door to rear garden, passage leading to :

REAR PORCH

14'7" x 5'4" (4.45 x 1.63)
Two double glazed windows to rear aspect. Large shelf.

CLOAKROOM

8'7" x 3'10" (2.63 x 1.17)
Radiator, low level WC, window to side elevation, wall mounted wash basin, pitched ceiling.

LANDING

Airing cupboard and doors to bedrooms and bathroom.

BEDROOM ONE

13'5" x 12'7" (4.11 x 3.85)
Wood panelled pitched ceilings. Two double glazed windows to front aspect, radiator, two built in cupboards, skirting, carpeted flooring.

BEDROOM TWO

13'5" x 8'9" (4.10 x 2.67)
Wood panelled pitched ceilings. Double glazed window to front aspect. Radiator, two built in cupboards. Skirting. Carpeted flooring.

BEDROOM THREE

9'7" x 8'7" (2.93 x 2.63)
Wood panelled ceiling. Double glazed window to side elevation, Radiator, skirting, carpeted flooring.

FAMILY BATHROOM

7'9" x 6'5" (2.38 x 1.96)
A modern bathroom with tiled walls, panelled bath and mixer taps with Triton shower over and shower screen, low level WC, wash basin inset to vanity unit with shelving below, electric towel heater.

ORANGERY

9'7" x 9'2" (2.93 x 2.80)
Accessed from the front of the property, this versatile space features built-in shelving and is ideal for cultivation, storage, or a range of practical uses.

STONE BUILT BARN

24'5" x 14'10" (7.46 x 4.53)
A charming stone-built barn/workshop/garage offering a versatile and characterful space, complete with power, lighting, workbench, and double doors. Measuring approximately 7.77m x 2.15m, the property benefits from front access, additional garage space, and rear access into the garden, creating excellent flexibility for a variety of uses. With its attractive features and generous layout, the building also presents superb potential for conversion into a holiday letting annexe, home office, or studio, subject to the necessary planning consents



GARDEN

The property further benefits from beautifully enclosed walled boundaries that create a wonderful sense of privacy and charm. The generous lawned garden provides an ideal space for relaxing and entertaining, perfectly suited to alfresco dining and outdoor gatherings. Attractive terrace areas are complemented by mature, well-stocked borders bursting with colour and interest throughout the seasons, while a beautifully stocked fish pond adds a peaceful focal point to the setting. A pathway leads to the characterful stone barn, with additional side access leading to a useful log store and oil tank area.

SERVICES

This property is connected to mains water, electricity and private drainage - the heating is distributed via oil fired radiators. It also falls within Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: F

The building

Detached house, non-standard construction (Granite construction and slate roof)

3 bedrooms, 1 bathroom, 2 receptions

Accessibility adaptations: None

Services

Mains electricity

Mains water

Foul drainage: Septic tank

Mains surface water drainage

Oil central heating

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three ok, EE ok

Parking: Garage

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

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.



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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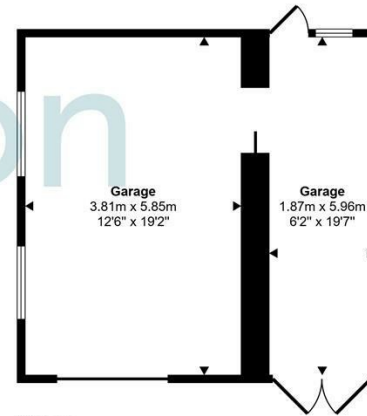
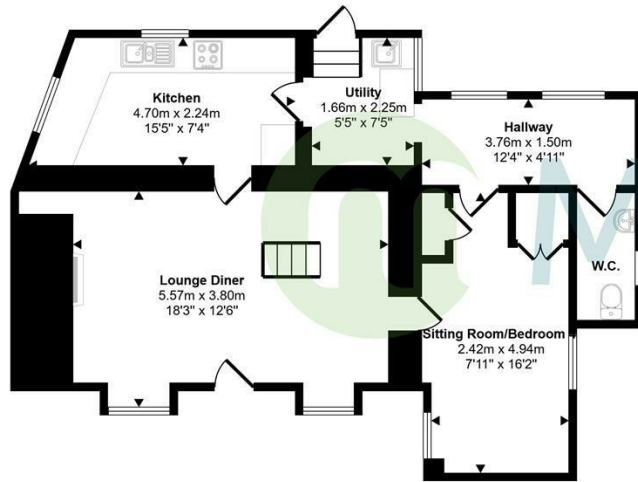
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Approx Gross Internal Area
137 sq m / 1477 sq ft



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			78
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

