



Penwinnick Road  
St. Austell  
PL25 5DS

Guide Price £400,000

- NO ONWARD CHAIN
- FOUR/FIVE WELL-PROPORTIONED BEDROOMS
- LANDSCAPED REAR GARDEN
- RECENTLY INSTALLED KITCHEN AND BATHROOM
- NEWLY CARPETED FLOORING AND DOUBLE GLAZING THROUGHOUT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SOUGHT AFTER RESIDENTIAL LOCATION
  - OWNED SOLAR PANNELS
  - CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1420.83 sq ft



5



4



3



B82

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agency are absolutely delighted to present this substantial and beautifully appointed four/five-bedroom semi-detached family residence to the market. Occupying an impressive and commanding plot within one of the area's most highly regarded and sought-after residential locations, this exceptional home offers an abundance of versatile living accommodation, perfectly suited to growing families and those seeking a property that effortlessly combines space, comfort, and lifestyle.

Originally constructed in the 1930s, the property beautifully combines character and charm with an impressive range of modern improvements carried out by the current owners, including a newly installed heating system, new double glazing throughout, and new carpets and vinyl flooring throughout, all contributing to the home's stylish and comfortable finish.

From the very first glance, the property exudes curb appeal, with its gated entrance encompassed by an attractive traditional Cornish wall, expansive tarmac driveway, and impressive positioning within this desirable setting. The thoughtfully designed front garden has been carefully landscaped with an array of vibrant colours, mature shrubbery, and established planting, creating both a welcoming approach and a wonderful sense of privacy.

Upon entering, you are welcomed by a bright and airy entrance porch that immediately sets the tone for the spacious and inviting accommodation that lies beyond.

The principal lounge is wonderfully generous in size and provides the perfect environment for both relaxing evenings and entertaining guests, with an abundance of natural light enhancing the warm and welcoming atmosphere. Complementing this is a separate sitting room/dining room, offering fantastic flexibility for modern family living, whether utilised for formal dining occasions, a children's playroom, or an additional reception space for larger gatherings.

At the heart of the home lies the recently installed contemporary kitchen, thoughtfully designed with both style and practicality in mind. Boasting an extensive range of quality wall and base-mounted storage units and drawers, the kitchen provides excellent preparation and storage space whilst creating a sociable hub for everyday family life.

The current owners have expertly converted the former garage into an incredibly versatile additional room, currently lending itself perfectly as a fifth bedroom, home office, study, or even a snug. This fantastic space is further enhanced by the addition of its own modern downstairs shower room, making it ideal for multi-generational living, guest accommodation, or those working remotely from home.

To the rear of the property, a delightful conservatory overlooks the stunning landscaped gardens and offers a tranquil setting in which to relax and enjoy the peaceful surroundings throughout the year. The ground floor accommodation is completed by a conveniently positioned downstairs WC.

Ascending to the first floor, the sense of space continues with four beautifully proportioned double bedrooms. The impressive principal suite benefits from its own stylish en-suite shower room, creating a luxurious and private retreat. The remaining bedrooms are serviced by a well-appointed family bathroom, complete with both a separate shower and bath, perfectly catering to the needs of busy family living.

Externally, this remarkable home truly excels. The expansive rear garden has been lovingly landscaped and carefully maintained over the years, now boasting a wonderful array of mature planting, established foliage, tropical-style planters, and winding pathways that meander seamlessly through each individual segment of the garden,

creating a truly serene and picturesque outdoor environment. The garden is also home to an abundance of birdsong, further enhancing the peaceful atmosphere and connection to nature.

Designed with both relaxation and entertaining in mind, the garden provides the perfect backdrop for alfresco dining, summer gatherings, and family enjoyment, further complemented by a beautiful granite table and chairs that create an ideal outdoor entertaining space. A particularly noteworthy addition is the substantial wooden structure positioned within the garden, complete with outdoor power sockets and specifically designed to accommodate a hot tub installation, creating the ideal opportunity for a luxurious outdoor retreat and spa-style experience from the comfort of your own home.

The garden also benefits from side access leading to the front of the property, existing footings suitable for the construction of an outbuilding, greenhouse, or shed, together with an existing concrete outbuilding that is perfectly suited for the storage of garden furniture and outdoor equipment.

Further enhancing the home's efficiency credentials are the owned solar panels installed, helping to improve energy performance and reduce running costs.

To the front, the gated entrance opens onto an extensive tarmac driveway providing ample off-road parking for multiple vehicles.

Further benefits include mains gas, electricity, water, and drainage connections, with the property also falling within Council Tax Band D.

#### LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including *The Eagle Has Landed*, *Mansfield Park* and *Poldark*, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

#### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

#### ENTRANCE FOYER

Wooden door. Frosted double-glazed window to the front aspect. Skirting. Coir flooring.

#### ENTRANCE HALLWAY

Smoke alarm. Carbon monoxide alarm. Thermostat. Radiator. BT master socket. Multiple power points. Skirting. Newly carpeted flooring. Doors leading into:

#### DINING ROOM

Two double-glazed windows to the front aspect. Two radiators. Multiple power points. Skirting. Newly carpeted flooring.

#### LOUNGE

Double-glazed bay window to the rear aspect. Electric fireplace. Radiator. Television point. Multiple power points. Skirting. Newly carpeted flooring.



#### **KITCHEN**

Coving. Recessed spotlights. Smoke alarm. Three double-glazed windows to the side aspect. Consumer unit and solar generation meter. Splashback tiling. A range of wall and base fitted storage cupboards and drawers with an abundance of worktop space. Eye-level integrated Siemens grill. Space for a cooker with an extractor hood installed over. Space for a dishwasher, washing machine, tumble dryer, fridge, and freezer. Stainless steel sink with mixer tap and drainer. Multiple power points. Skirting. Vinyl flooring. Doors leading into:

#### **DOWNSTAIRS W.C.**

Frosted double-glazed window to the front aspect. Splashback tiling. Wash basin with mixer tap. WC. Radiator. Skirting. Vinyl flooring.

#### **INNER HALLWAY**

Skimmed ceiling. Skirting. Newly carpeted flooring.

#### **SHOWER ROOM**

Skimmed ceiling. Extractor fan. Frosted double-glazed window to the side aspect. Splashback panelling throughout. Shower cubicle housing a brand-new mains-fed shower. Boiler. Wash basin with mixer tap and storage beneath. WC. Heated towel rail. Skirting. Vinyl flooring.

#### **BEDROOM FIVE/STUDY/OFFICE**

Skimmed ceiling. Smoke alarm. Double-glazed windows to the front aspect. Radiator. Multiple power points. Skirting. Newly carpeted flooring.

#### **CONSERVATORY**

Multiple double-glazed windows. Built-in storage cupboards. Tiled flooring.

#### **FIRST FLOOR LANDING**

Smoke alarm. Double-glazed bay window to the front aspect. Radiator. Multiple power points. Skirting. Newly carpeted flooring. Doors leading into:

#### **BEDROOM ONE**

Double-glazed bay window to the rear aspect overlooking the beautifully landscaped rear garden. Radiator. Multiple power points. Skirting. Newly carpeted flooring. Sliding doors leading into:

#### **EN-SUITE SHOWER ROOM**

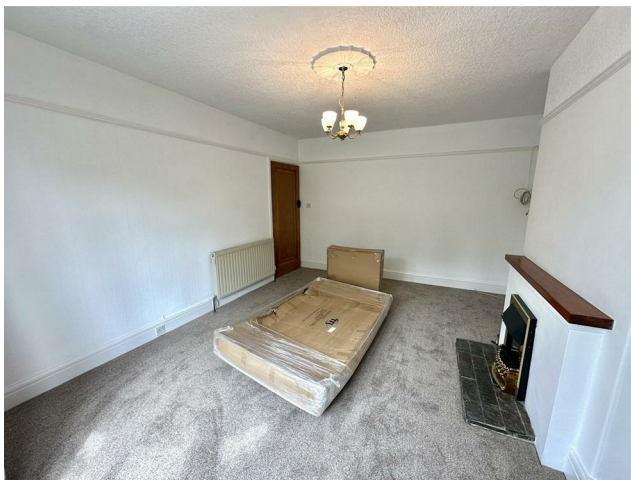
Extractor fan. Splashback panelling throughout. Shower cubicle housing a brand-new mains-fed shower. Skirting. Vinyl flooring.

#### **SEPERATE W.C.**

Splashback panelling. Wash basin with mixer tap. WC. Skirting. Vinyl flooring.

#### **BEDROOM TWO**

Two double-glazed windows to the front aspect. Radiator. Multiple power points. Skirting. Newly carpeted flooring.





Penwinnick Road, St. Austell, PL25 5DS

### BEDROOM THREE

Access into a partially boarded loft space. Double-glazed window to the rear aspect overlooking the beautifully landscaped rear garden. Four built-in storage cupboards, one of which houses the pressurised hot water cylinder. Wash basin. Radiator. Multiple power points. Skirting. Newly carpeted flooring.

### FAMILY BATHROOM

Coving. Recessed spotlights. Four frosted double-glazed windows to the side aspect. Splashback panelling throughout. Shower cubicle housing a brand-new mains-fed shower. Bath. Vitra wash basin with waterfall tap and storage beneath. Shaver point. WC. Radiator. Vinyl flooring.

### BEDROOM FOUR

Skimmed ceiling. Double-glazed window to the side aspect. Radiator. Power point. Skirting. Newly carpeted flooring.

### EXTERNALLY

#### GARDEN

Externally, this remarkable home truly excels. The expansive rear garden has been lovingly landscaped and carefully maintained over the years, now boasting a wonderful array of mature planting, established foliage, tropical-style planters, and winding pathways that meander seamlessly through each individual segment of the garden, creating a truly serene and picturesque outdoor environment. The garden is also home to an abundance of birdsong, further enhancing the peaceful atmosphere and connection to nature.

Designed with both relaxation and entertaining in mind, the garden provides the perfect backdrop for alfresco dining, summer gatherings, and family enjoyment, further complemented by a beautiful granite table and chairs that create an ideal outdoor entertaining space. A particularly noteworthy addition is the substantial wooden structure positioned within the garden, complete with outdoor power sockets and specifically designed to accommodate a hot tub installation, creating the ideal opportunity for a luxurious outdoor retreat and spa-style experience from the comfort of your own home.

The garden also benefits from side access leading to the front of the property, existing footings suitable for the construction of an outbuilding, greenhouse, or shed, together with an existing concrete outbuilding that is perfectly suited for the storage of garden furniture and outdoor equipment.

#### PARKING

To the front, the gated entrance opens onto an extensive tarmac driveway providing ample off-road parking for multiple vehicles.





## SERVICES

Additional benefits include mains gas, electricity, water, and drainage connections, with the property also falling within Council Tax Band D.

Further enhancing the home's efficiency credentials are the owned solar panels installed, helping to improve energy performance and reduce running costs.

## AGENTS NOTE

Please note an EPC has been instructed and will be added to the advert upon its receipt.

## MATERIAL INFORMATION

# Verified Material Information

## Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: D

## The building

Semi-detached house, standard construction

5 bedrooms, 4 bathrooms, 3 receptions

Accessibility adaptations: None

## Services

Mains electricity

Solar panels installed

Mains water

Mains foul drainage

No mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated, Off Street, On Street, Gated, Driveway, and Private

## Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL31891):

- The owner does not own the mines and minerals (such as stone or clay) beneath the property. The person who owns these minerals has the right to enter the land to search for and remove them, and can build necessary machinery or roads to do so. If they cause damage to the surface or buildings, they must pay the owner fair compensation.

- The walls and chimneys that divide this property from the neighbouring property known as 'Belvedere' are 'party walls'. This means they are shared structures, and the owner is responsible for sharing the cost of their maintenance and repair with the neighbour.

No environmental risks recorded

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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

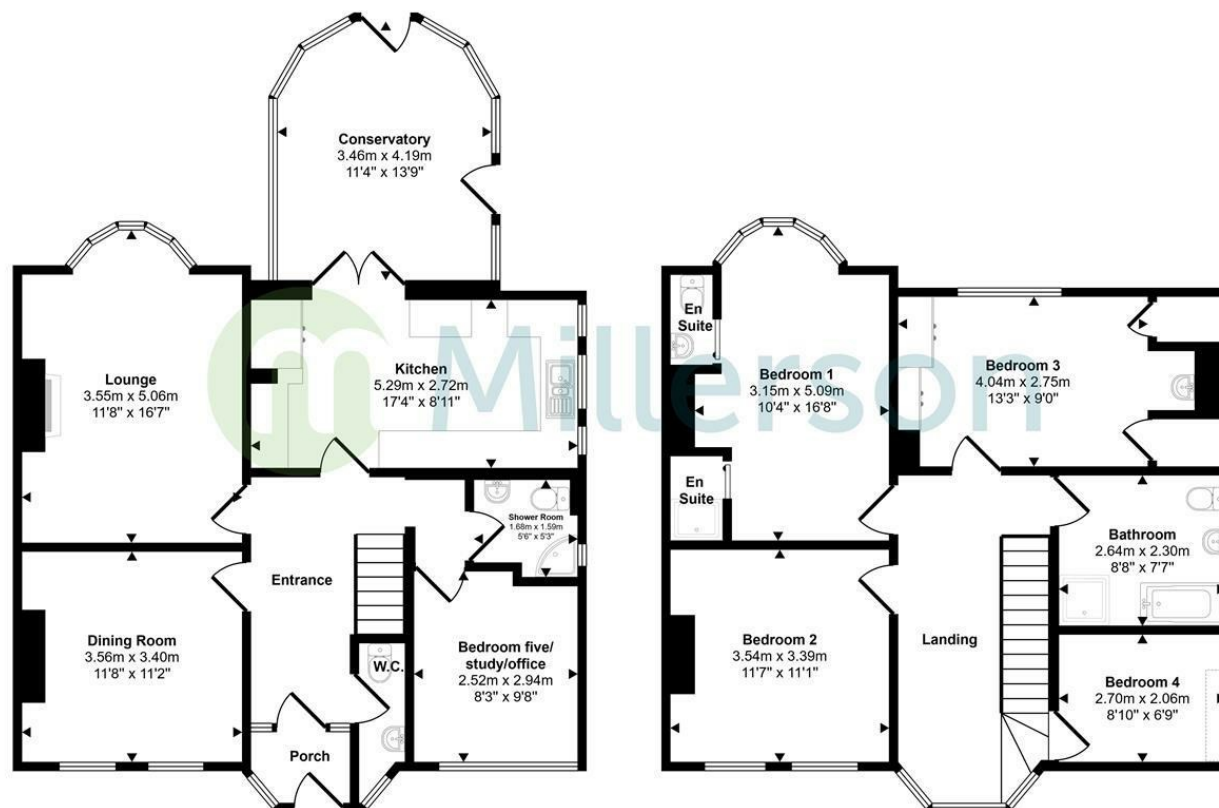
[www.millerson.com](http://www.millerson.com)

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Approx Gross Internal Area  
156 sq m / 1674 sq ft



Ground Floor  
Approx 85 sq m / 913 sq ft

First Floor  
Approx 71 sq m / 762 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

