



Lower Cargwyn  
Meadows  
Penwithick  
St. Austell

Asking Price £220,000

- THREE WELL PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AVAILABLE
  - PERFECT FIRST HOME
- TUCKED AWAY RESIDENTIAL LOCATION
- CONNECTED TO ALL MAINS SERVICES
  - EXPANSIVE LIVING AREA
  - BEAUTIFUL RURAL VIEWS
  - COUNCIL TAX BAND B
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 882.64 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this three-bedroom semi-detached home, perfectly positioned in a popular residential area and within easy walking distance of local amenities, schools, and transport links. Built in 2018, this modern property still benefits from the remainder of its NHBC warranty, offering added reassurance to potential buyers.

This stylish and contemporary home is an ideal choice for first-time buyers, young families, or anyone looking to enjoy a low-maintenance lifestyle in a sought-after location. Immaculately presented throughout, the accommodation is both light-filled and generously proportioned.

On the ground floor, you are welcomed by a bright and airy entrance hallway, leading into a spacious living room, perfect for relaxing or entertaining guests. To the rear, an impressive open-plan kitchen/diner comes fully equipped with modern appliances and patio doors that seamlessly connect to the garden, bringing the outside in and creating the ideal space for summer living and social occasions.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom, along with a well-appointed family bathroom.

Outside, the enclosed wrap-around rear garden provides a safe and private space, perfect for children to play, pets to roam, or simply relaxing in the sun-drenched Cornish climate. The property also benefits from having off road parking for two vehicles.

It is connected to mains water, electricity and drainage. It also falls under Council Tax Band B.

### LOCATION

The village of Penwithick is located on the outskirts of St Austell enjoying both easy access into the surrounding countryside, combined with the benefit of the comprehensive facilities available in St Austell, just a few miles away. Penwithick itself offers takeaway shop and convenience store. Further afield lies the world renowned Eden Project and the stunning beaches of both the north and south coasts. St Austell offers 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 dimensions are approximate)

### ENTRANCE HALLWAY

Composite front door. Skimmed ceiling. Smoke alarm. Radiator. Skirting. Carpeted flooring. Door leading into:

### LOUNGE

15'10" x 12'2" (4.84m x 3.73m )

Skimmed ceiling. Double glazed window to the front aspect. Under-stairs storage cupboard. Electric heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### KITCHEN/DINER

11'7" x 10'9" (3.54m x 3.30m)

Skimmed ceiling. Smoke alarm. Double glazed window to the rear aspect, showcasing beautiful rural views. A range of wall and base fitted soft-close storage cupboards and drawers. Integrated eye-level oven and grill. Four ring Lamona hob with an extractor hob over. Space for a fridge-freezer. Plenty of worktop space filled with an abundance of plug sockets. Stainless steel sink basin with drainage board. Integrated dishwasher. Electric heater. Skirting. Vinyl flooring.

### INNER HALLWAY

Skimmed ceiling. Consumer unit. Plug sockets. Skirting. Vinyl flooring. Door leading out on to the rear garden.

### CLOAKROOM

5'1" x 4'0" (1.55m x 1.22m)

Skimmed ceiling. Extractor fan. Splash-back tiling. Wash basin with mixer tap. Heated towel rail. W.C. Skirting. Vinyl flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into a partially boarded loft space. Two built-in storage cupboards, one of which housing the hot water cylinder. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM ONE

11'1" x 9'1" (3.40m x 2.77m )

Skimmed ceiling. Double glazed window to the front aspect. Built-in storage cupboard, currently being utilised as wardrobe space. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

12'11" x 9'0" (3.95m x 2.76m )

Skimmed ceiling. Double glazed window to the rear aspect, which harbours far reaching rural views. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

6'9" x 6'9" (2.07m x 2.07m )

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear



aspect. Ceramic splash-back tiling. Mains fed shower over the bath. Vanity wash basin with mixer tap and storage underneath. Shaver point. Heated towel rail. Skirting. Vinyl flooring.

### BEDROOM THREE

7'8" x 6'8" (2.35m x 2.04m )

Skimmed ceiling. Double glazed window to the rear aspect. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

### EXTERNALLY

#### GARDEN

Outside, the enclosed wrap-around rear garden provides a safe and private space, perfect for children to play, pets to roam, or simply relaxing in the sun-drenched Cornish climate.

#### PARKING

The property benefits from having off road parking for two vehicles. As well as an abundance of on street parking which can be found close by.

#### SERVICES

It is connected to mains water, electricity and drainage. Also falling under Council Tax Band B.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: We have Evacuated Tube Cylinders on the roof that heat our water.

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway

Building safety issues: No



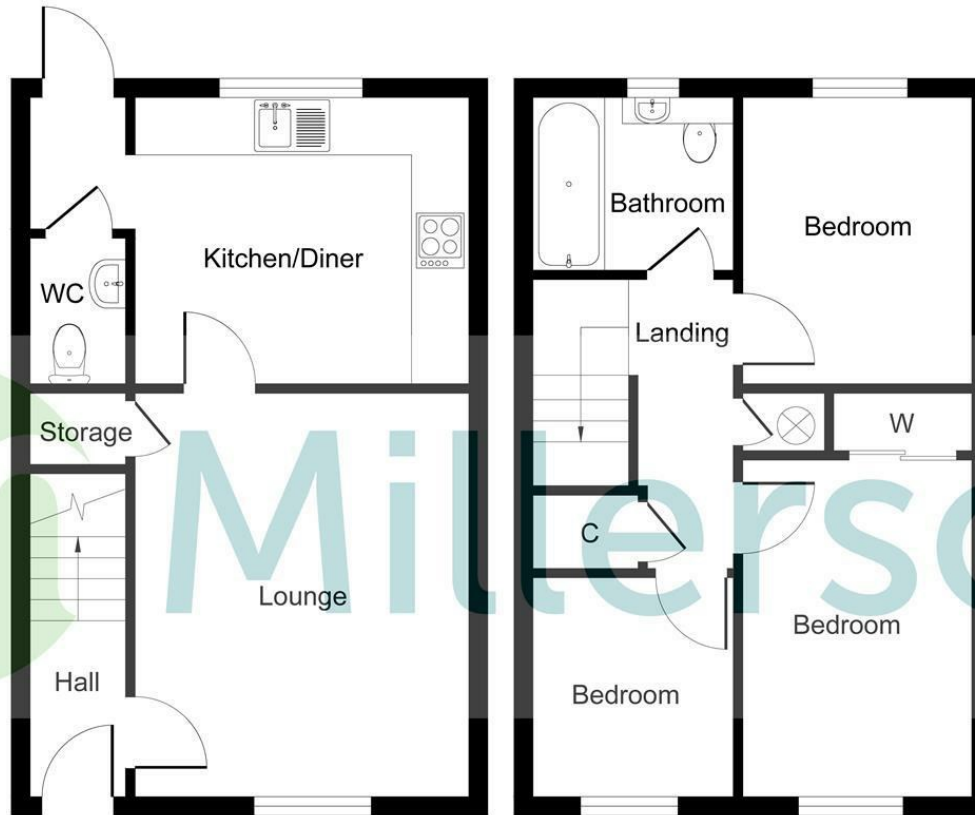


Lower Cargwyn Meadows, Penwithick, St. Austell, PL26 8FU

Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Ramped access  
Coal mining area: No  
Non-coal mining area: No

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Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Needing To Sell?

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

**Don't Panic!**

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5-6 Market Street  
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E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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