



Currian Road

Nanpean

St. Austell

PL26 7YB

£450,000

- SUBSTANTIAL DETACHED FAMILY HOME
- MULTI-GENERATIONAL LIVING
- SEPARATE DETACHED ANNEXE
- ESTABLISHED AND MATURE GARDEN
 - 0.27 ACRES OF A PLOT
 - 16 OWNED SOLAR PANELS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1969.80 sq ft



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Property Description

Smart Millerson Estate Agents are delighted to market this unique and highly versatile four-bedroom detached family home, ideally situated in the heart of Nanpean. Set within approximately 0.27 acres, this impressive property offers flexible accommodation perfectly suited to multi-generational living, working from home, or those simply seeking additional space.

The accommodation begins with a bright and welcoming entrance porch and hallway, featuring original geometric tiled flooring and access to the ground floor rooms. These include a spacious dining room, comfortable living room, and a modern fitted kitchen. Also on the ground floor are a utility room, craft room, office, sun room, and a generous double bedroom served by a separate shower room - ideal for guests or independent living. Upstairs, the property offers three further double bedrooms, two of which benefit from stylish en-suite shower rooms, alongside a beautifully modernised family bathroom. A standout feature of this home is the detached annexe located within the garden. Thoughtfully converted, it provides self-contained accommodation comprising a bedroom, shower room, and open-plan kitchen/living space, making it ideal for extended family, guests, or potential ancillary income.

Externally, the property boasts a larger-than-average rear garden, beautifully stocked with mature plants, shrubs, and trees while still offering ample lawned areas for relaxation and recreation. There is also excellent outdoor storage, including a timber shed and a purpose-built outbuilding with power connected.

Further benefits include 16 owned solar panels which were installed in 2010 on a FiT tariff as well as additional hot water solar panels. The property is heated via oil-fired central heating and is connected to all mains services. The main residence is rated Council Tax Band C, while the annexe is Band A, with only 50% currently payable.

Viewings are highly recommended to fully appreciate the flexibility, character, and exceptional lifestyle opportunity this wonderful home has to offer.

Location

Nanpean is a rural village on the outskirts of St Austell with amenities including a primary school, Chinese takeaway and convenience store. There are bus stops with direct routes to Truro, Newquay and St Austell. More comprehensive needs are served by St Austell, Truro and Newquay which offer a wider range of facilities including secondary and tertiary education, leisure centre with swimming pool, cinema, bowling alley and a wide variety of pubs, restaurants and bistros. Further afield (approximately 30 minutes away) lie the sandy beaches of both the north and south coasts making Nanpean an ideal central hub. The picturesque harbours of Charlestown and Mevagissey and attractions such as the Lost Gardens of Heligan and the world renowned Eden Project are close by too.

The Accommodation Comprises

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

Entrance Porch

Smoke sensor and carbon monoxide alarm. Cupboard housing fuse box. Security alarm system. Tiled flooring.

Entrance Hall

Skimmed ceiling. Coving. Horizontal radiator. Skirting. Solid oak flooring. Stairs to first floor. Doors leading to:

Living Room

Double glazed bay window to the front aspect. Coving. Alcoves. Horizontal radiator. Ample plug sockets. Skirting. Oak effect flooring.

Dining Room

Double glazed bay window to the front aspect. Beamed ceiling. Horizontal radiator. Ample plug sockets. Skirting. Tiled flooring.

Inner Hall

Skimmed ceiling. Under stair storage cupboard. Tiled flooring. Doors leading to:

Kitchen

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Smoke sensor and carbon monoxide alarm . A



range of wall and base fitted units with straight edge work surfaces and under counter lighting. Integrated double oven and four ring gas hob. One and a half sink with drainer. Space and plumbing for freestanding dishwasher. Freestanding island. Radiator. Ample plug sockets. Skirting. Tiled flooring.

Office Room

Double glazed window to the rear aspect. Coving. Radiator. Plug sockets. Skirting. Carpeted flooring.

Utility Room

Double glazed window to the side aspect. A range of wall and base fitted units. Space and plumbing for freestanding washing machine and tumble dryer. Oil fired Worcester boiler. Hot water pressurised system. Ample plug sockets. Tiled flooring. Door leading out to the rear garden. Doors leading to:

Shower Room

Extractor fan. Double shower cubicle with waterfall head and additional detachable head. WC with push flush. Wash basin. Heated towel rail. Floor to ceiling tiles.

Hobby Room

Double glazed window to the side aspect. Skimmed ceiling. Loft access. Radiator plug sockets. Skirting. Tiled flooring. Doors leading to:

Bedroom Three

Double glazed Velux window to the rear aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Tiled flooring.

Sun Room

Four radiators. Ample plug sockets. Tiled flooring. Double glazed French doors leading out to the garden.



Currian Road, Nanpean, St. Austell, PL26 7YB

First Floor

Arched double glazed window to the rear aspect. Skimmed ceiling. Smoke sensor. Positive air flow system. Covings. Access into the loft. Radiator. Plug sockets. Skirting. Solid oak flooring.

Bedroom One

Double glazed window to the front aspect. Covings. Spotlights. Radiator. Ample plug sockets. Skirting. Carpeted floorings. Door leading into the

En-suite Shower Room

Frosted double glazed window to the front aspect. Covings. Corner shower cubicle. Bath with handheld shower head. Wash basin. WC with push flush. Heated towel rail. Tiling around stain sensitive areas. Tiled flooring.

Bedroom Two

Double glazed window to the front aspect. Covings. Radiator. Ample plug sockets. Skirting. Oak effect flooring.

Bedroom Two En-suite

Skimmed ceiling. Extractor fan. Shower cubicle with waterfall head and additional detachable head. Wash basin. WC with push flush. Marble effect tiled flooring.

Bedroom Four

Double glazed window to the rear aspect. Covings. Radiator. Ample plug sockets. Skirting. Bamboo flooring.

Family Bathroom

L-shaped. Frosted double glazed window to the rear aspect. Corner shower cubicle with waterfall shower head and additional shower head. Freestanding bath. Wash basin. WC with push flush. Radiator. Marble effect tiles.





Outside

To the front - Hardstanding off road parking for multiple vehicles. Path with stone chippings either side. EV charger point.

To the rear- Extensive landscaped garden with a spacious laid to lawn area, ample patio area for garden furniture and BBQs and a vegetable patch. Mature shrubbery and foliage boarding the garden areas.

Annexe

Self-contained.

Open plan lounge / kitchen with base fitted units, sink with drainer and space for fridge freezer. Recessed spotlights. Smoke sensor. Ample plug sockets.

Bedroom benefits from double glazed window, recessed spotlights, smoke sensor, loft access and ample plug sockets.

Shower room with electric shower, WC with push flush, wash basin and heated towel rail.

Parking

Off road parking is available for approximately six vehicles in addition to ample on street parking.

Services

The property is heated via an oil powered boiler and is connected to mains electricity, water and drainage. The main house falls under Council Tax Band C whilst the annexe is a band A (however, only 50% of this is payable).

There are also 16 owned solar panels which were installed in 2010 on a FiT tariff as well as separate panels to provide hot water.

Ultra fast fibre broadband directly into the property.

Material Information

Verified Material Information

Tenure: Freehold

Council tax band: C

EPC rating: D

Detached house, standard construction

4 bedrooms, 4 bathrooms, 2 receptions

Accessibility adaptations: None

Mains electricity

Solar panels installed

Mains water

Mains foul drainage

Mains surface water drainage

Oil central heating

Heating features: Double glazing and solar water

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and Off Street

EV charging point installed

Risks & 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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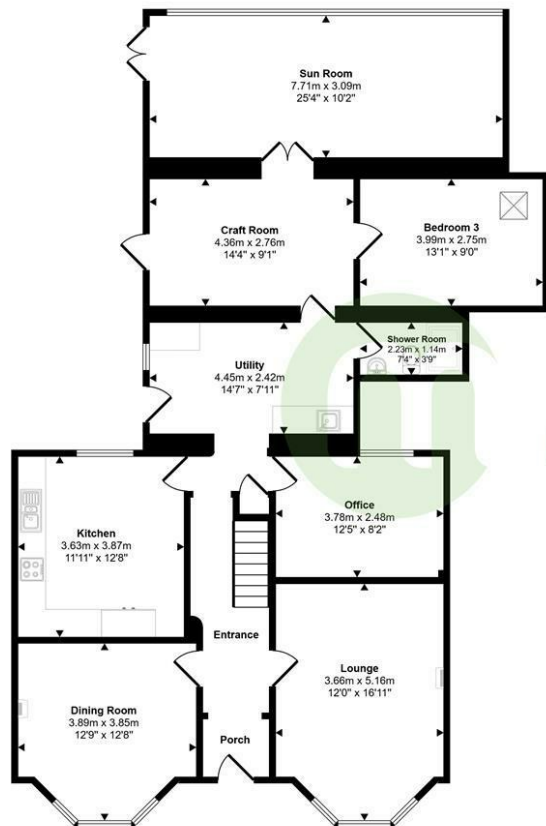
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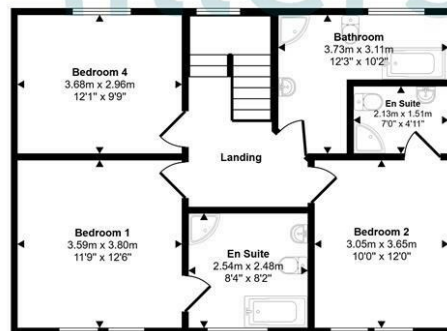
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Approx Gross Internal Area
226 sq m / 2434 sq ft

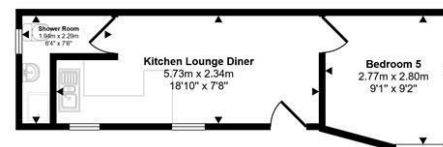


Ground Floor
Approx 137 sq m / 1479 sq ft

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First Floor
Approx 66 sq m / 708 sq ft



Annex
Approx 23 sq m / 246 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		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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