

Manor Farm Road  
Duporth  
St. Austell  
PL26 6EA  
Guide Price £365,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - OVER 55'S ONLY
- IMMACULATEDLY PRESENTED THROUGHOUT
- LOW MAINTENANCE COURTYARD GARDEN
- OPEN PLAN KITCHEN/LIVING ROOM
- TWO ALLOCATED PARKING SPACES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



**Tenure - Freehold**

**Council Tax Band - D**

**Floor Area - 1119.45 sq ft**



2



1



1



D55

#### **PROPERTY DESCRIPTION**

Smart Millerson are delighted to present to the market this immaculately presented two-bedroom barn conversion, available exclusively to the over 55s, offering a stylish blend of contemporary living and retained character. Set within a quiet and sought-after residential location, the property enjoys convenient access to Duporth Beach and the South West Coast Path, which leads to the historic village of Charlestown, renowned for its picturesque harbour and excellent range of restaurants.

The ground floor features a bright and spacious open-plan living area, enhanced by triple-aspect windows that flood the space with natural light and create an airy, welcoming atmosphere. The contemporary fitted kitchen is thoughtfully designed with a central breakfast bar, integrated appliances, and underfloor heating, making it ideal for both everyday living and entertaining. A cloakroom provides generous built-in storage, complemented by a convenient downstairs W/C.

The property continues to impress upstairs with two well-proportioned double bedrooms, both finished to a high standard, along with a modern and stylish bathroom.

Externally, the property benefits from a beautifully presented and private courtyard garden, thoughtfully finished with attractive paved flooring. This charming outdoor space provides an ideal setting for alfresco dining, entertaining guests, or simply unwinding in a peaceful environment. Offering ample room for outdoor seating and relaxation, the courtyard combines style and practicality, creating a low-maintenance yet highly inviting outdoor retreat that can be enjoyed year-round.

The property further benefits from two allocated parking spaces, adding to the overall convenience of this exceptional home.

#### **LOCATION**

Duporth is a sought after coastal hamlet on the south coast of Cornwall, known for its quiet setting and attractive surroundings. Located between the historic harbour village of Charlestown and the market town of St Austell, it offers a convenient yet peaceful place to live. The area has easy access to the South West Coast Path and Duporth Beach, ideal for coastal walks and enjoying the outdoors. Charlestown is close by and offers a good selection of cafes, restaurants and local shops, while St Austell provides a wider range of amenities including supermarkets, leisure facilities and a mainline railway station with direct services to London Paddington. Truro city, is also within easy reach and offers further shopping and cultural attractions. With golf courses, sports clubs and wellness facilities nearby, Duporth is well suited to those looking for a relaxed coastal location with good local connections.

#### **THE ACCOMMODATION COMPRISES**

( All measurements on the floorplan )

#### **KITCHEN/LIVING AREA**

Skimmed ceilings and spotlights throughout. Triple aspect double glazed

windows. A range of wall and base mounted soft-close storage cupboards. Eye-level integrated oven and grill and four ring induction hob with extractor hood over. Integrated dishwasher and fridge/freezer. Island with marble effect top- with seating space, additional storage and soft close cupboards. Multiple power sockets. Television point. Skirting. Underfloor heating. Laminate flooring.

#### **FIRST FLOOR HALLWAY/CLOAKROOM**

Skimmed ceiling. Double-glazed door to courtyard. Built-in cupboards housing washing machine and fuse box. Underfloor heating. Doors leading to:

#### **DOWNSTAIRS W/C**

Skimmed ceiling. Recessed spotlights. Splash back tiling. Wash basin. W.C. Skirting. Vinyl flooring.

#### **FIRST FLOOR LANDING**

Staircase with feature window and spotlights. Landing- Skimmed ceiling. Recessed spotlights. Double glazed window. Radiator. Loft access. Smoke detector. Cupboard housing Worcester combination boiler.

#### **BEDROOM ONE**

Skimmed ceiling. Recessed spotlights. Dual aspect double glazed windows. Built in wardrobe. Radiator. Carpet. Skirting. Ample plug sockets.TV point.

#### **BEDROOM TWO**

Skimmed ceiling. Recessed spotlights. Radiator. Carpet. Skirting. Ample plug sockets. TV point.

#### **BATHROOM**

Velux spotlight window, spotlights, Towel rail, bath with mains-fed shower, WC, Built in storage.

#### **OUTSIDE**

The property further benefits from a beautifully presented and private courtyard garden, thoughtfully finished with attractive paved flooring and enclosed by elegant metal railings. This charming outdoor space provides an ideal setting for alfresco dining, entertaining guests, or simply unwinding in a peaceful environment. Offering ample room for outdoor seating and relaxation, the courtyard combines style and practicality, creating a low-maintenance yet highly inviting outdoor retreat that can be enjoyed year-round.

#### **PARKING**

This property benefits from two allocated parking spaces. There is also ample on street parking close-by.

#### **SERVICES**

The property is connected to mains water, electricity and drainage - additional benefits include under floor heating . It also falls under Council Tax Band D.



## AGNETS NOTES

The property benefits from well-managed communal areas, with an annual Community service charge of £264 and a Courtyard service charge of £394.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

Building safety issues: No

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: Wide doorways

Coal mining area: No

Non-coal mining area: Yes

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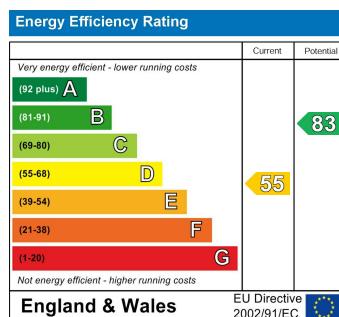
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
70 sq m / 755 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.



## Needing To Sell?

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

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