



Vine Cottage





# Vine Cottage

Penpillick, Par, Cornwall PL24 2RU

St Austell 5 miles Lostwithiel 3 miles

A versatile residence with two annexes and ideally suited as a lifestyle-change opportunity

- Character Main Residence
- 4 Bedrooms
- Separate 1-Bedroom Self-contained Annexe
- Second 2-Bedroom Self-contained Annexe
- Multiple Car Parking
- Attractive Gardens
- Traditional Barn
- If Desired, B&B Opportunity

Guide Price £495,000

## SITUATION

On Penpillick Hill, just outside St Blazey and Tywardreath Highway and standing adjacent to the A390, Vine Cottage is in an elevated position with some fine views. The property is well positioned to enjoy the attractions of the area including The Eden Project, the attractive harbour side towns of Fowey and Mevagissey, the southwest coastline, and so forth. From St Austell and Lostwithiel there are stations on the London Paddington line.

## DESCRIPTION

Vine Cottage offers an opportunity to purchase an adaptable property with a variety of assets and which, if desired and of interest to the purchaser, has been used as a Bed and Breakfast over the last 15 years or so. In brief, the property comprises a four-bedroom detached period residence, an adjoining one-bedroom self-contained annexe and a separate two-bedroom self-contained annexe - together with gardens, car parking and a traditional barn.

The entrance to the main house opens into a spacious and delightful Conservatory Room which enjoys views to the south with glazed ceiling and tiled wood effect floor. From this fine room, a part glazed door opens to a small Entrance Hall with varnished stairs to the first floor and doors off to a Living Room with a stovax Victorian style fireplace with patterned slip, timber surround and mantle and slate hearth with arched recesses to either side and a Dining Room with tiled floor, fireplace with slate hearth, timber surround and mantle and recessed shelving and cupboards to either side.





Off is a Kitchen with matching range of units with worktops to splashback tiling, stainless steel sink unit with vegetable bowl and space for a dishwasher. Adjacent to the Kitchen is a Utility Room with space and plumbing for washing machine, inset sink unit with tiled worktops and splashback and a wc.

Also on the ground floor is a rear Office/Third Reception Room with door to outside and inter-connecting door to the adjoining annexe.

On the first floor is a split Landing and 4 double bedroom each with well-equipped En Suite facilities – three with showers and one with a bath.

#### **THE ONE-BEDROOM SELF-CONTAINED ANNEXE**

A pleasant annexe with, on the ground floor, a Kitchen/Dining Room with range of units including sink unit, space for electric cooker, space for washing machine and which opens to a pleasant Living Room with tiled floor and fireplace with woodburner and slate hearth and double aspect. From the Living Room, stairs lead up to a spacious Double Bedroom with good views and an En Suite Bathroom with four-piece suite comprising panelled bath, wc, pedestal washbasin and tiled shower.

#### **THE TWO-BEDROOM DETACHED BARN CONVERSION ANNEXE –**

On the ground floor, is a double-glazed door opening to a Kitchen/Dining Room with range of matching base and eye level units including stainless steel sink, space for washing machine, Cooke and Lewis fan assisted oven and grill with four AEG rings and extractor hood over, as well as a tiled floor with stairs off to the first floor and access through to a fine Living Room with double aspect and ceiling timbers.

On the first floor, is a small Landing with access to the rear and two Double Bedrooms, each with part exposed stone elevations and a central Shower Room with tiled shower, wc and washbasin.

#### **THE BUILDINGS**

To the rear of the main house is an enclosed Courtyard with raised decked seating, pergola and pond - from which there is access to the adjacent lane and a stone and block Traditional Barn about 17' x 8'3 plus 9' x 8' (approximate measurement and irregular shape) with water, light and power.

Adjoining to the rear of Vine Cottage Barn is a long timber framed Store Room/Workshop about 29' x 6'7 narrowing to 2'8 with power and electricity and workbench.

#### **THE GARDENS AND PARKING**

To the rear are further tiered gardens and an extensive hard-standing area providing car parking for numerous vehicles.

To the front of Vine Cottage is a hedge enclosed long garden with areas of lawn and numerous bordering shrubs and flowering plants, together with a timber and bitumen felt Garden Shed

Approached via steps to the rear is a further garden and an extensive hard-standing area providing car parking for numerous vehicles.

#### **VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

#### **DIRECTIONS**

From St Austell and St Blazey take the A390 towards Lostwithiel. On leaving St Blazey, pass over the level crossing and proceed through Tywardreath Highway. Proceed into the 40mph limit, ignore the turning to the right into Porcupine Lane and take the next turning to the right adjacent to the speed relaxation sign - where there is a sign for Vine Cottage B&B. Vine Cottage is the first property on the left-hand side and the car park is just after the house.

#### **SERVICES**

Mains water and electricity connected. Private drainage. Oil central heating to the house and adjoining annexe. Storage heaters to Vine Cottage Barn. Double-glazed. TV and telephone points.





