

# MAY WHETTER & GROSE

## AMELYN 6 COOPERAGE GARDENS, TREWOON, PL25 5SA GUIDE PRICE £395,000



A WELL POSITIONED AND WELL PRESENTED DETACHED HOUSE WITH ANNEXE POTENTIAL AND FOUR BEDROOMS, OCCUPYING AN ENCLOSED PLOT IN A NO THROUGH ROAD LOCATION. FURTHER BENEFITS INCLUDE A SPACIOUS CONSERVATORY, DOUBLE GARAGE AND AMPLE OFF ROAD PARKING. THE PROPERTY BACKS ONTO OPEN FIELDS AND A VIEWING IS ADVISED TO APPRECIATE THE CONDITION, FINISH AND VERSATILITY AVAILABLE ON OFFER. LIKELY TO GREATLY APPEAL TO THOSE WITH A DEPENDANT RELATIVE LOOKING TO MOVE TOGETHER. EPC - C



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Scenery shot of local area

Trewoon is a small village on the outskirts of St Austell and has a range of amenities including Post Office and convenience store, a hairdressing salon, and a church. The recently regenerated St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

**Directions:**



Scenery shot of local area

From St Austell, travel in the direction of Truro (B3274), passing straight through the traffic lights, with the high rise flats on your left hand side. Turn right at the next cross roads onto the A3058. Continue on this road and upon entering Trewoon, follow the road and just before the car garage on your right hand side, there will be a turning on your right signposted Cooperage Gardens, take this turning and proceed through the no through road. The property is located in front of you, set back off the road as the road bears around to the right.

**Accommodation:**

All measurements are approximate, show maximum

room dimensions and do not allow for clearance due to limited headroom.

Hard wood door with upper frosted obscure glass allows external access into entrance hall.

**Entrance Hall:**

11'2" x 9'4" (3.41m x 2.86m)



Door through to lounge. Door through to kitchen. Door through to playroom / annexe lounge. Further door to annexe hallway. Wood effect laminate flooring. Stairs to first floor with door allowing access to under stair storage below. Radiator.

**Lounge:**

21'7" x 10'7" (6.58m x 3.25m)



A generous twin aspect lounge with Upvc double glazed bay window to front elevation providing tremendous natural light and Upvc double glazed patio doors allowing access to the conservatory to the rear of the property. Wood effect laminate flooring. Two radiators. Focal fireplace housing multi fuel burner with slate hearth and inset wooden mantel over. Television aerial point. BT OpenReach telephone point.



**Kitchen:**  
16'0" x 7'8" (4.90m x 2.35m)

**Conservatory:**  
23'5" x 13'5" (7.15m x 4.09m)



A generous and updated kitchen with Upvc double glazed window to rear elevation overlooking the rear conservatory and in turn enclosed rear garden. Matching updated kitchen base units. Square edge work surfaces with matching splashback. Four ring mains gas hob with fitted extractor hood over and electric oven below. Stainless steel sink with adjustable central mixer tap. Wood effect vinyl flooring. Radiator. The kitchen also features inset glass blocks providing additional natural light through from the conservatory and power points with inset USB charging points. Space for fridge freezer. Space for dishwasher. Soft close technology and intelligent storage. The kitchen also incorporates a breakfast bar to the left hand side with space below for seating. Opening to conservatory.

A generous conservatory with Upvc double glazed patio doors to rear elevation allowing access onto the enclosed low maintenance rear garden. Further Upvc double glazed door to side elevation allowing access to utility/annexe kitchen. Upvc double glazed sealed units to the remainder of the right, left and rear elevations. The conservatory benefits from a glazed, tinted, self cleaning roof, slate flooring and underfloor heating. High level television aerial point. Space for generous dining table, this conservatory is spacious and could easily double as a useful extra room making the most of the lovely views over the grounds to the rear. Telephone point.



**Playroom/Annexe Lounge:**

10'1" x 9'3" (3.08m x 2.84m)

Upvc double glazed bay window to front elevation providing tremendous natural light. Carpeted flooring. Radiator. Opening through to annexe inner hallway. Television aerial point. Telephone point.

**Annexe Inner Hall:**

3'4" x 6'1" (1.02m x 1.86m)

Flowing off the annexe reception room with door off to bedroom and further door allowing access back to properties entrance hall. Carpeted flooring. Radiator. High level enclosed fuse box.

**Annexe Bedroom/Bedroom Four:**

11'1" x 13'1" (3.39m x 3.99m)



(maximum measurement)

Upvc double glazed window to front elevation providing natural light. Door through to annexe kitchen/utility room. Door through to en-suite bathroom. Carpeted flooring. This bedroom benefits from underfloor heating with wall mounted thermostatic controls. Loft access hatch.

**En-Suite Bathroom.**

8'4" x 6'8" (2.56m x 2.05m)



(maximum measurement)

Upvc double glazed window to rear elevation with patterned obscure glass. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin with tiled walls to water sensitive areas and enclosed bath with central mixer tap fitted with shower attachment. Carpeted flooring. Underfloor heating. Heated towel rail. Fitted extractor fan.

**Utility/Annexe Kitchen:**

9'9"x 6'7" (2.98mx 2.03m)



Upvc double glazed patio doors to rear elevation allowing access to the low maintenance rear garden. Further Upvc double glazed door allowing access back through to conservatory with Upvc double glazed sealed units to the remainder of the rear and left elevations. Upvc double glazed tinted self cleaning glazed roof. Tiled flooring with underfloor heating. Roll top work surface. Circular sink with central mixer tap. Space for washing machine. Additional in-built storage options. Tiled walls to water sensitive areas. Wall mounted thermostatic controls.

**First Floor Landing:**  
10'0" x 8'8" (3.07m x 2.65m)



Upvc double glazed window to rear elevation providing natural light and overlooking the enclosed low maintenance rear garden. Wood effect laminate flooring. Doors off to bedrooms one, two, three and family bathroom. Loft access hatch. Radiator.

**Bedroom One:**  
12'11" x 13'8" (3.95m x 4.18m)



A generous principle bedroom with Upvc double glazed window to front elevation providing tremendous natural light and offering delightful far reaching views over open countryside in the distance. Door through to en-suite shower room. Door to inbuilt storage cupboard housing the Baxi mains gas fired central heating boiler with further shelved storage options below. Carpeted flooring. Radiator. Television aerial point. Telephone point.



**En-Suite Shower Room:**  
7'5" x 3'10" (2.27m x 1.17m)



Upvc double glazed window to front elevation with patterned obscure glass. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin and fitted shower enclosure with wall mounted shower. Tiled walls to water sensitive areas. Fitted extractor fan. Wood effect laminate flooring. Heated towel rail. Wall mounted electric light with plug in shaver point.

**Family Bathroom:**  
8'11" x 5'3" (2.73m x 1.62m)



Upvc double glazed window to rear elevation with patterned obscure glass. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, panel enclosed bath with central mixer tap complete with fitted shower attachment and pedestal hand wash basin. Wood effect laminate flooring. Tiled walls to water sensitive areas. Heated towel rail. Fitted extractor fan. Wall mounted electric light with plug in shaver point. Bespoke fitted wooden storage shelves.

**Bedroom Three:**  
10'8" x 7'5" (3.27m x 2.27m)



Upvc double glazed window to rear elevation overlooking the enclosed low maintenance rear garden. Carpeted flooring. Radiator. Television aerial point.

**Bedroom Two:**  
10'9" x 10'4" (3.29m x 3.16m)



Upvc double glazed window to front elevation providing tremendous natural light and offering delightful far reaching views over open countryside in the distance. Carpeted flooring. Radiator. Television aerial point.



**Outside:**



To the front, a large brick drive provides off road

parking for numerous vehicles and also provides access to the double garage to the right hand side of the property. As you enter the brick driveway there is an established area of chippings with evergreen planting and shrubbery to the right hand side. To the left hand side is a raised slate topped planting area, well stocked with evergreen planting and shrubbery and laid to stone chippings. The right hand boundary is well enclosed with high level wood fencing and evergreen planting spanning the left hand boundary. A paved walkway leads up to provide access to the front door.

**Double Garage:**  
19'1" x 19'3" (5.82m x 5.87m)



The double garage has twin metal up and over doors and a hard wood door to the rear provides access to the enclosed low maintenance rear garden. The garage benefits from light and power and offers fantastic eaves storage options.

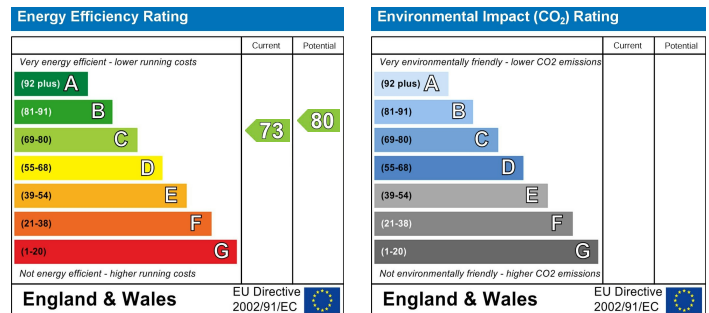


The rear garden can either be accessed off the conservatory or via the rear door off the double garage. Well enclosed with high level wood fencing to left and right boundaries with established stone wall to the rear complete with high level wood slats to the top providing a secure garden. A paved walkway flows around the conservatory area with an area of lawn to

the right hand side. Steps lead up to an elevated area of wooden decking with further area of astro-turf located to the rear. The low maintenance rear garden is well stocked with evergreen planting and shrubbery and offers delightful views to the rear, over open countryside. Outdoor tap. To the left hand side a gate provides access to a covered storage area offering fantastic storage options.



**Council Tax - D**





All measurements are approximate and for display purposes only.  
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
Any figure given is for initial guidance only and should not be relied upon as a basis for valuation.

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