

# MAY WHETTER & GROSE

**TANGLEWOOD CORNHILL ROAD, ST BLAZEY, PL24 2NR**  
**GUIDE PRICE £430,000**



**\*\*VIDEO TOUR AVAILABLE\*\***

ENJOYING BREATH TAKING OPEN COUNTRYSIDE VIEWS, WITHIN LARGE FORMAL LEVEL LANDSCAPED GARDENS A SHORT DISTANCE FROM THIS HISTORIC WOODED VALLEYS OF PRIDEAUX AND LUXULYAN, THE EDEN PROJECT WITH THE COASTLINE AND PAR BEACH CLOSE BY, IS THIS IMPRESSIVE, SPACIOUS THREE/FOUR BEDROOM FAMILY HOME WHICH HAS BEEN RECENTLY RENOVATED AND OFFERS AMPLE PARKING FOR NUMEROUS VEHICLES WITH ELECTRIC ROLLER DOOR INTO GARAGE STORE. EXTERNALLY, LAID TO LAWN FORMAL GARDENS WITH LARGE GRANITE PAVED PATIO FROM WHERE YOU CAN ENJOY THE SUNSHINE AND VIEWS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE STANDARD OF FINISH THROUGHOUT. EPC - E



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St Blazey is, a short distance from Par which is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. St Austell town centre is approximately 4 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

### Directions:



From St Austell head out onto the A390, through St Blazey heading down to the traffic lights by the Church, on your left hand side. Carry on approximately four hundred yards taking the left hand turn just past the Packhorse Pub up on to Cornhill. Follow the road up and the property will appear a few hundred yards on the left hand side set back in a elevated position.

### Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the driveway there is a granite stone step to the impressive front door with frosted glazing and matching side panel leading into the large welcoming entrance hallway.

### Entrance Hallway.



Slate stone floor widening out into an expanse of carpet that continues through to the main living areas. The attention of detail can be seen immediately with solid light wood doors with brush two tone handles and wall sockets. Recess spotlighting and air circulation system. Door into lounge.

### Reception Room:

15'8" x 13'9" (4.80m x 4.20m)



(maximum measurement into recess)  
Situating to the front and offering dual aspect and a great deal of natural light from two double glazed windows. Solid wood part glazed door into family open living area. This could be a fourth bedroom due to the versatile layout of the property.





### **Family Living Area:**

23'8" x 11'9" (7.22m x 3.59m)

### **Kitchen:**

14'6" x 11'6" (4.44m x 3.52m)



Currently used as a lounge/diner with double glazed window to the side drive. Wide entrance leading through to the kitchen.

(maximum measurement over work surface)  
Enjoying impressive views from two large double glazed windows with further lighting provided by recess spotlighting. The kitchen itself is thoughtfully designed and laid out with handleless doors with built in appliances of Neff oven, four ring hob with hidden extractor, dishwasher and fridge freezer. A light stone effect laminated roll top work surface sweeps around incorporating a breakfast bar and finished with an attractive tiled splash back with chrome beading. Door into utility.





airing cupboard housing the water cylinder, one into cloakroom WC and one into the integrated garage storage



#### **Cloakroom/WC:**

Comprising of low level WC with hidden cistern and wall mounted extractor and hand basin set onto a white gloss vanity storage unit beneath.

#### **Garage/Store:**

8'11" x 16'5" (2.72m x 5.02m)

With a part Upvc double glazed panel door opening out onto the side driveway. Power and light.

From the inner hallway there are solid wood doors leading to double bedrooms and another into the family bathroom.

#### **Family Bathroom:**

5'5" x 10'8" (1.67m x 3.27m)

**Utiliy:**  
13'2" x 5'3" (4.02m x 1.62m)



Light wood strip effect flooring. Matching base units and work surface incorporating stainless steel sink and drainer with mixer tap. Matching tiled splash back with chrome beading. Space and plumbing beneath for white good appliances and an additional open area to the side. Three solid wood doors, one leading into



(maximum measurements over bath and into shower)

This beautifully appointed family bathroom comprises of a fully light tiled wall surround with low level WC and hand basin set onto a light coloured glass vanity storage cabinet and hidden cistern. Panelled bath

with curved glazed shower doors into separate cubicle. Frosted glazed window opening to the rear. Wall mounted extractor. Recess spotlights. Above the basin a touch sensitive lit vanity wall mirror.

The inner hallway continues through with recess spotlighting and access to the loft.

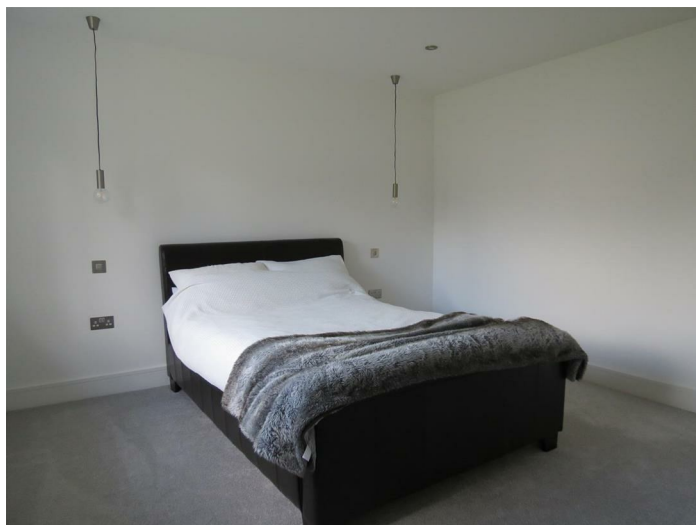
**Bedroom:**

9'5" x 12'2" (2.88m x 3.72m)

Double glazed window to the front enjoying an outlook over the driveway, formal gardens and the views across the start of the valleys.

**Bedroom:**

12'2" x 13'2" (3.71m x 4.03m)



Enjoying similar views from a large double glazed window.

**Bedroom:**

9'1" x 12'0" (2.77m x 3.67m)

(maximum measurement into recess)

Double glazed window enjoying views out over the granite stone paved patio and lawn and onwards to the open fields and far reaching countryside views.

**Outside:**



Set back from Cornhill on its elevated position, there is a wide welcoming driveway with parking for numerous vehicles which continues across the front of the property and down the side. To the front a raised level lawn with planted shrubbery border and granite stone chippings that continue around the side.



To the rear, the granite stone patio leads out onto an expanse of open level lawn enclosed by low level strip wood fence panelling maximising the wonderful countryside/open field views.





The property has been fully renovated and is not a new build, the property has been rewired and replumbed with updated modern electric heating. The driveway will be laid to tarmac. Please note there is a property currently under construction next door.

Council Tax - D

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## GROUND FLOOR 1518 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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