



STAGS

Moorstone Cottage



Moorstone Cottage

Rescorla, St Austell, PL26 8YT

St Austell 3.7 mile Bodmin 8.5 miles Fowey 10.8 miles

- No Onward Chain
- Character Property
- Sitting/Dining Room
- Kitchen
- Snug
- Four Bedrooms
- Garage and Parking
- Barn for Conversion

Guide price £375,000

SITUATION

Moorstone Cottage situated in a rural position boasting far reaching views and in the quiet hamlet of Rescorla situated between the towns of St Austell and Bodmin with easy access to the A30(T).

The old County Town of Bodmin offers a comprehensive range of retail facilities together with amenities to satisfy all banking, schooling and leisure requirements.

Situated almost centrally in Cornwall the property is well positioned to take full advantage of the coastline including a number of surfing beaches on the north coast and the picturesque harbour town of Fowey on the south coast. To the east Bodmin Moor, designated an Area of Outstanding Natural Beauty and a haven for walkers and nature lovers alike.

Within the immediate environs of the property there are a number of countryside walks and a number of nature reserves and of course the Eden project and historic Helman Tor.

The mainline rail connection to London Paddington is at Bodmin Parkway station and St Austell and regular flights



A charming, immaculately presented attached cottage with barn ripe for conversion in the heart of this pretty Cornish hamlet





depart to London Gatwick, Manchester and Newcastle from Newquay Airport on the north coast.

DESCRIPTION

This immaculately presented traditional Cornish cottage dates back to the 1800's and has been renovated and updated by its current owners. The property boasts character and charm together with the use of modern design and materials throughout the recent upgrading. The cottage has solid hardwood windows, traditional Cornish slate flagstones in the entrance porch and German engineered limed oak flooring throughout the ground floor. The spacious sitting/dining room has a large granite fireplace with inset wood burning stove on a slate hearth. The beautifully appointed bespoke kitchen has a comprehensive range of cupboards and drawers, integral fridge, freezer, washing machine, dishwasher, Aga, Carrara marble worktops and stable door leading to the garden, A further door leads into the snug. The staircase leads from the sitting/dining room to the first floor where there are three double bedrooms. 1 single bedroom and a family bathroom designed with a C P Hart suite comprising bath with shower over, low level WC, pedestal basin, Italian tiled flooring and Fired Earth wall tiles.

OUTSIDE

The cottage has a large attached garage to the side and parking for one vehicle. To the rear of the property is a spacious garden laid to lawn with tree flower and shrub borders, paved and decked patio area.

BARN

The barn in the rear garden incorporates a garden shed and is ripe for conversion subject to obtaining all the necessary consents.

VIEWINGS

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

DIRECTIONS

From St Austell go through Penwithick turning right into Rescorla. The property will be found on the right hand side at the bottom of the hill.

SERVICES

Mains water, drainage and electric. Oil fired central heating.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
Stags Estate Agents, 61 Lemon Street,
Truro, Cornwall, TR1 2PE
Tel: 01872 264488
truro@stags.co.uk

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49	53
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	