



Sunrise



St Austell 3 miles Mevagissey 3 miles
Charlestown 4 miles

A basic property situated in an elevated woodland position commanding panoramic valley views.

- Elevated position with valley views
- Renovation project
- Two bedrooms
- Off road parking
- Generous mature woodland terrace gardens
- Perfect "doer-upper"

Guide Price £199,000

SITUATION

Sunrise is situated off a B-road within elevated woodland at Levalsa Meor, a small hamlet within the Pentewan Valley and few minutes drive to Pentewan Beach.

There is good access to the large historic market and former mining town of St Austell offering a wide range of shopping, educational and recreational facilities with a mainline rail station running from Penzance to London Paddington.

The hugely popular Eden Project is only a few miles away as are the coastal villages at Charlestown and Mevagissey and sandy south coast beaches including Carlyon Bay.

THE PROPERTY

The property is entered from the front under an open arched porch directly into the living/dining room offering valley views, original floor boards and a feature fireplace. A door leads into the kitchen area with a solid fuel Aga, cupboard space and further views to the front. A door opens into the utility with sink and space for appliances, window to the rear and door out to the hall that has an additional door out to the front. The bathroom, accessed from the hall has a bath, pedestal sink and WC with a frosted window to the front.

Two bedrooms are accessed from the living/dining room, the largest of which benefits from a window to the front and original floor boards. A charming, basic property in need of some attention. A rare "doer-upper" in today's property market.

OUTSIDE

From the off road parking steps wind up through the wooded gardens to the level ground where the bungalow sits. The land immediately surrounding the property is ideal for a patio or decking to maximise potential for alfresco dining. A path leads further up

the gardens to another terrace with a useful shed and greenhouse.

The path continues upward to a further terrace with a large level plateau which again would benefit from decking or a patio to take advantage of the commanding panoramic views. The woodland continues to the upper boundary of the property, a generous sized plot extending to approximately a third of an acre with huge potential for improvement or to be left as natural valley woodland.

CONSTRUCTION

The property is of a rendered single block outer with insulation, then stud to celotex wall and plastered. The extension is if two layer cavity four inch block and new flat roof.

SERVICES

Mains electricity, mains water, private drainage and double glazed throughout.

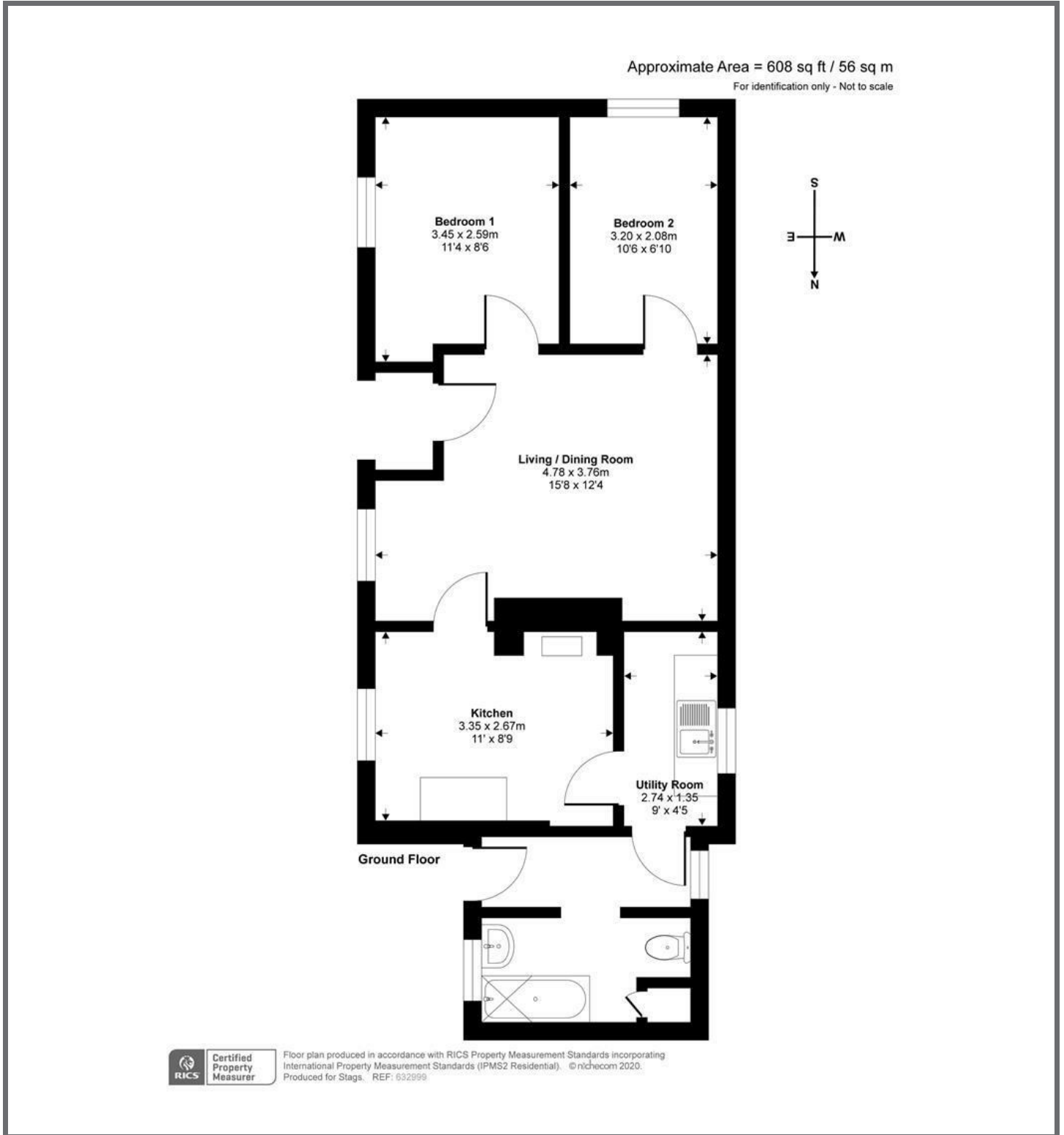
VIEWING

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

DIRECTIONS

From Pentewan head north on the B3273 towards St Austell. Approximately a quarter of a mile before London Apprentice Sunrise is located on the left with a white walled parking area cut in from the road. A Stags For Sale board identifies the location as the property isn't visible from the road. Steps from the parking area lead up to the house.





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

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
92-100	A		85
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F	27	
1-34	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

01872 264488

truro@stags.co.uk

stags.co.uk