

MAY WHETTER & GROSE

7A BLOWING HOUSE HILL, ST AUSTELL, PL25 5AH
GUIDE PRICE £175,000



LOCATED IN A QUIET TUCKED AWAY LOCATION. WITHIN EASY REACH OF ST AUSTELL TOWN CENTRE IS THIS DECEPTIVELY SPACIOUS PROPERTY OFFERING GATED DRIVEWAY WITH PARKING, AVAILABLE FOR NUMEROUS VEHICLES, LARGE SOUTH FACING REAR GARDEN, PLUS CONSERVATORY ALL OFFERING A GOOD DEGREE OF PRIVACY. OFFERING ACCOMMODATION OVER THREE LEVELS VIA TWO SMALL SETS OF STEPS WITH MODERN FITTED KITCHEN, LOUNGE WITH PATIO DOORS INTO CONSERVATORY, BATHROOM AND DOUBLE BEDROOM. A VIEWING IS ESSENTIAL TO APPRECIATE THE CHARACTER AND CHARM. THE INTERNAL AND EXTERNAL FINISH, THE LARGE GARDEN PLOT AND THE LOCATION. EPC - E



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Entrance Hall:

Neutrally decorated with a cream wall surround with white coved ceiling plus wood effect flooring with wall mounted radiator and high level electric fuse box with glazed wood panelled door opening through into inner hallway from where there is access to the loft. Four panelled wood door into airing cupboard.

Inner hallway is finished with a warm coloured painted surround complemented with wood effect flooring leading through and into the bedroom and down into the main living area.

Six panelled wood door into:

Bedroom:

10'0" x 13'1" (3.06 x 3.98)



(At maximum to front of built in wardrobes). Double bedroom which enjoys an outlook over the approximately south facing rear large garden from an opening double glazed window with display sill. Neutrally decorated with a two tone painted wall surround with white coved ceiling and wood effect flooring leading through from the inner hall. With the added benefit of two sets of double doors into wardrobe with hanging rails, an ample array of wall sockets and warmth provided by a wall mounted radiator.

St Austell town centre is situated within easy reach 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 7 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:



Either walking or in the car the directions from St Austell are from the Priory Car Park, turn right up onto Bodmin Road. Just as the road bears around to the right there is a turning left onto Trenance Road. From Trenance Road head down approximately 25 yards to 30 yards taking the left down onto Blowing House Hill. Follow the hill down and around as the road bears around to the right the property will be set back behind the gated access on the left. A board will be erected at the front for convenience.

The Accommodation Comprises:

(All measurements are approximate).

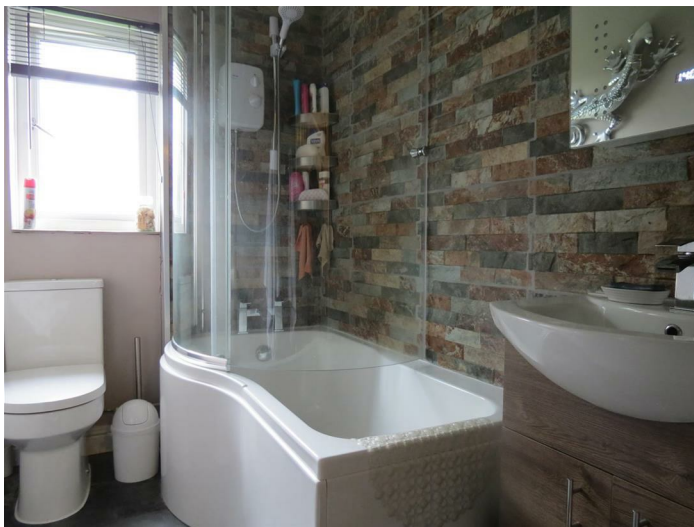
From the granite stone chipped driveway there is a Upvc exterior door with obscured glazed half moon light panel above and outside courtesy lighting into:



Four panelled wood door into:

Bathroom:

5'3" x 7'10" (1.59 x 2.38)



(At maximum over bath). Comprising of a modern white suite of low level WC, hand basin set onto a vanity storage unit beneath with mirror above with lighting, and P shaped panelled bath with curved glazed shower screen over complemented by a tiled splash back surround. Natural light is provided by an opening obscured double glazed window to the rear and finishing touches of coloured tile effect flooring.

Set of steps with darkened wood hand rail with vertical white spindles down into:

Lounge Area:

15'3" x 11'9" (4.65 x 3.59)



(At maximum incorporating staircase). Double glazed window to the side with a further set of double glazed patio doors opening out into a wonderful addition of a UPVC conservatory where you could sit and enjoy sun throughout the day. The feeling of space is enhanced by a light two tone painted wall surround and the high ceiling. There are an ample array of wall mounted sockets and TV and telephone point. There is a focal point of a raised log effect fire, set above a coloured tiled raised hearth with wood beading.





Kitchen:

7'2" x 11'5" (2.19 x 3.48)



(At maximum over work surface). A modern kitchen comprising of a range of oak fronted wall and base units with coloured work surface over incorporating stainless steel drainer, four ring gas hob with integrated oven below and hidden extractor above and finished with coloured patterned tiled ceramic splash back surround and under unit lighting. The kitchen also incorporates built in wine racks, storage shelving and frosted glazed fronted display, with glass inserts and lighting. There is a high vaulted ceiling with exposed beams and large Velux window offering a large deal of natural light with fitted blind. There is space for an American fridge freezer. The room is finished with a cream wall surround and light tiled effect flooring.

Conservatory



A wonderful addition to the property is this Upvc double glazed conservatory that enjoys an outlook over the garden area from a bank of double glazed windows with fitted Venetian blinds and double doors out onto the garden all finished with a pearl opaque roof and a slate tile effect floor covering.

From the lounge area there is an archway with two steps down to:



Outside:

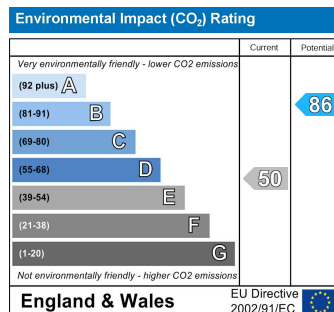
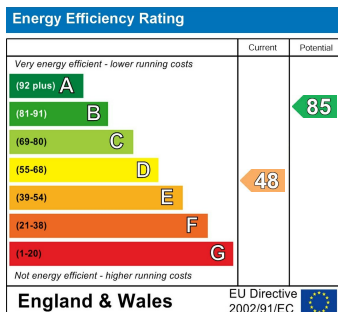


The front of the property is accessed by wooden gated driveway onto an open area with parking for approximately two vehicles with additional hard standing area above. The parking is finished with granite stone chippings and some strip wood fence panelling to one side and access via a high level arched wooden gate and wall giving access to the rear garden. This can also be accessed by the patio doors from the conservatory.

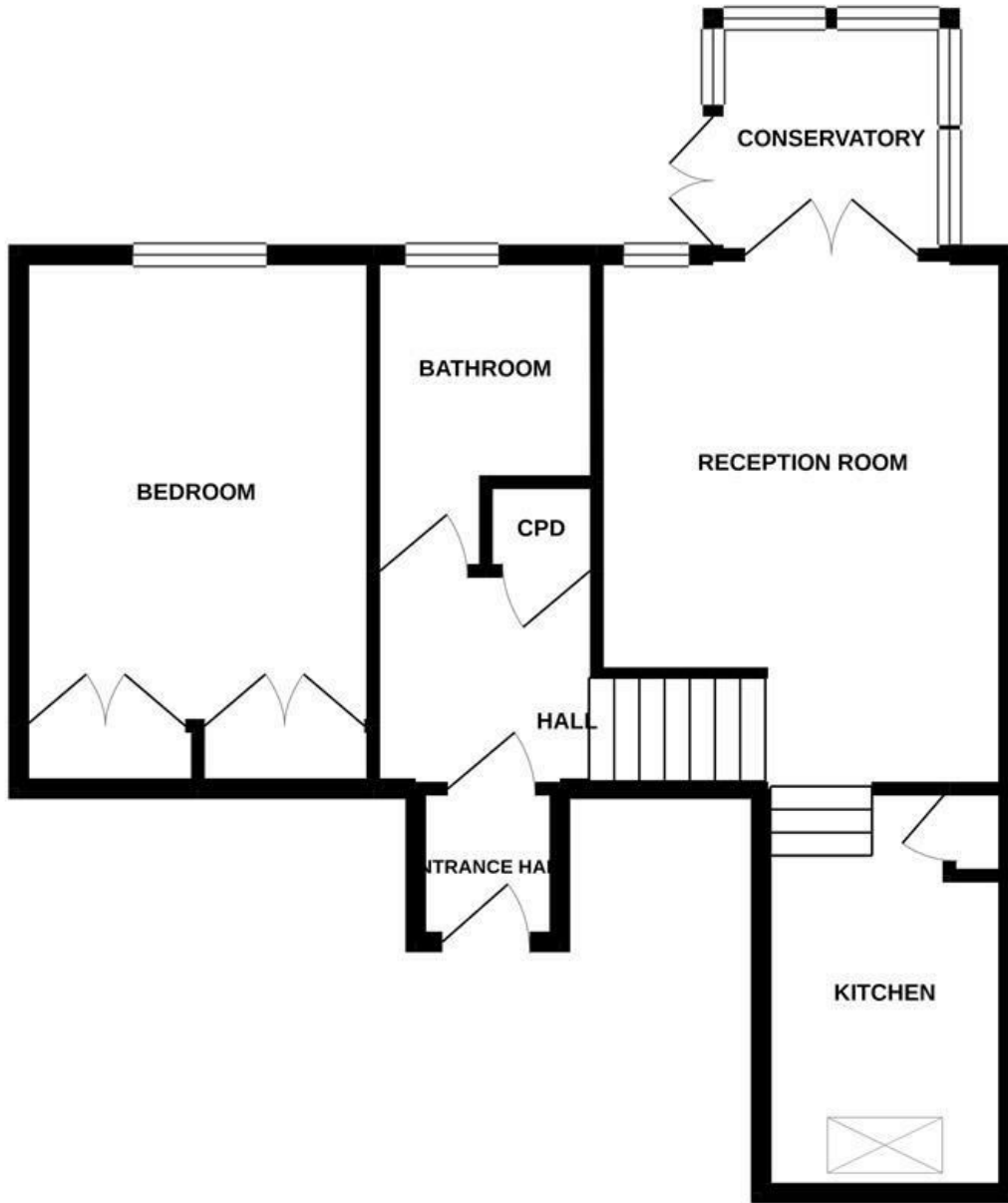
From the conservatory there are steps that lead up and onto an expanse of open lawn which is approximately South facing which as well as enjoying a great deal of sun throughout the day, this garden does offer a good degree of privacy with an array of hedging and shrubbery to one side and beyond is a low a stone built wall and further shrubbery opposite, and would suit a keen horticulturist

Tax Band:

Band A



GROUND FLOOR



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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