

MAY WHETTER & GROSE

THE COTTAGE WEST LANE, WHITEMOOR, PL26 7XL GUIDE PRICE £550,000



AN EXCITING OPPORTUNITY TO PURCHASE A GENEROUSLY PROPORTIONED DETACHED HOME, SET IN ENVIABLE GROUNDS WITH AMPLE OFF ROAD PARKING SET WELL BACK OFF THE MAIN ROAD THROUGH THE VILLAGE. FURTHER BENEFITS INCLUDE OUTBUILDINGS, FOUR BEDROOMS AND TWO CONSERVATORIES. THE PROPERTY OFFERS VERSATILE ACCOMMODATION LOCATED WITHIN CLOSE PROXIMITY OF THE A30 THE MAIN ARTERY ROAD THROUGHOUT CORNWALL. A VIEWING IS TRULY ESSENTIAL TO APPRECIATE THE FLEXIBLE AND WELL PRESENTED HOME AVAILABLE FOR SALE CHAIN FREE. INTERESTED PARTIES ARE URGED TO STUDY THE AGENTS NOTE REGARDING NEW DEVELOPMENT TO THE REAR OF THE PROPERTY. EPC - D



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Whitemoor is conveniently between the villages of St Dennis and Roche. Both provide a good range of day to day shopping, social and educational facilities. The larger town of St Austell, main town of the area, is a drive of approximately five miles from the village and provides a comprehensive range of shopping, educational and social facilities together with mainline railway station, bus station, sports leisure centre, beaches, coastal walks and golf clubs. The A30, the main road that runs through Cornwall, providing easy access around and out of the county can also be found approximately three miles from the village. The property is located approximately ¾ of the way along Crown Road close to the village outskirts.

Directions:

From St Austell head up through Trethowel to the Stenalees roundabout, heading left towards Roche. Follow the road into the village until you see Combellack Motor Spares on your right hand side, take the turning left opposite and follow until you get to a T junction with W. A. Allens tyre garage in front of you. Turn left and head up into the village of Whitemoor, the property will be located on right hand side of the road, set back behind twin iron gates.

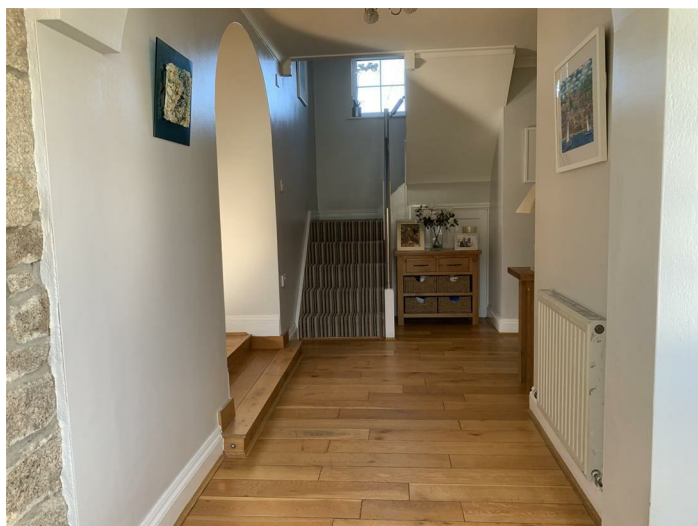
Accommodation:

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

Upvc double glazed door allows access into entrance hall with upper frosted obscure glass detailing with leaded inserts and matching sealed glazed units to left and right hand side of front door.

Entrance Hall:

23'11" x 12'1" (7.31m x 3.70m)



Upvc double glazed window to front elevation providing natural light. Wood frame double glazed window providing natural light through to lounge. Stairs to first floor with Upvc double glazed window to rear elevation at mid level point. Opening to lounge. Door to kitchen. Door to ground floor WC. Door to utility room. Exposed stone character detailing. Tiled flooring to initial entrance followed by exposed wood flooring to remainder. Radiator. BT OpenReach telephone point. Door allowing access to under stairs storage void.



Lounge:

26'8" x 14'11" (8.15m x 4.56m)



A fabulous spacious and well lit room with two Upvc double glazed windows to side elevation providing tremendous natural light. Door allowing access to conservatory. Feature focal fireplace with fire set within, tiled hearth a delightful feature of this room. Exposed wood flooring. Inset uplighting. Recess for wall mounted television and satellite/DVD storage below. Louvre door to right hand side provides access for wiring. Cornice detailing. Television aerial point. Two radiators. One wall mounted electric heater.



Lounge Conservatory:
13'10" x 10'9" (4.23m x 3.30m)



Upvc double glazed patio doors to rear elevation providing access to the generous grounds and Upvc double glazed sealed units to the right, left and rear elevations. Polycarbonate roof. Tiled flooring. The conservatory benefits from power points. Currently used as a dining area.

Utility Room:
8'2" x 5'6" (2.50m x 1.68m)

Tiled flooring. Part tiled walls. Plumbing and electric for washing machine, tumble dryer and American style fridge freezer.

WC:
6'1" x 5'1" (1.86m x 1.57m)

Upvc double glazed window to front elevation with patterned obscure glass. Matching two piece white WC suite comprising low level flush WC and ceramic hand wash basin with central waterfall mixer tap set on vanity storage unit offering storage below, inset into roll top work surface. Exposed wood flooring. Radiator.

Kitchen:
19'7" x 12'5" (5.97m x 3.80m)



A fabulous twin aspect spacious kitchen. Two Upvc double glazed windows to front elevation and Upvc double glazed window to side elevation combining to provide tremendous natural light. Large opening allowing access to conservatory. Matching wall and base kitchen units finished in black high gloss with polished sparkling granite (extra thickness) work surfaces with inset one and a half bowl sink with central mixer tap and grooved inset draining board. Exposed wood flooring. Plinth lighting. Inset blue LED lighting. Two ring Hotpoint halogen hob with indoor barbecue and inset deep fat fryer with stainless steel splash back and fitted extractor hood above. Fitted oil fired Aga. The

kitchen benefits from soft close technology and intelligent storage. Space for additional American fridge freezer. Integral dishwasher. Central island with matching work surface. Fitted microwave with electric oven below. Fitted wall mounted television.



Kitchen Conservatory:
19'7" x 16'6" (5.99m x 5.03m)



A spacious conservatory with Upvc double glazed patio doors to rear elevation allowing access to the rear garden and Upvc double glazed windows to the remainder of the right, left and rear elevations. Double glazed tinted glass roof. Exposed wood flooring. Radiator. Wall mounted electric heater. Inbuilt bar with recess storage behind featuring glass storage shelves. Television aerial point. The conservatory beautifully flows off the spacious kitchen a fantastic entertaining space.



Principal Bedroom:
12'11" x 11'8" (3.96m x 3.57m)



Frist Floor Landing :
17'8" x 12'8" (5.41m x 3.87m)



Upvc double glazed window to rear elevation and further Upvc double glazed window to side elevation combining to providing tremendous natural light to this delightful twin aspect double bedroom. Carpeted flooring. Door to en-suite shower and opening to walk-in wardrobe. As you enter the room to the left hand side, in both corners, there are fitted wardrobes. Power points with USB charging points inset. Radiator.



(maximum measurement)
Upvc double glazed window at mid level point providing natural light. Doors off to bedrooms one, two, three, four and family shower room. Twin doors provide access to inbuilt airing cupboard offering fantastic slatted shelving options also housing the hot water tank. Door allows access to further inbuilt storage void offering generous additional storage options. Carpeted flooring. Loft access. Radiator. A nice feature of the landing is the delightful polished chrome banister with toughened glass inserts providing security and allowing additional natural light.

En-Suite Shower:
6'8" x 6'1" (2.04m x 1.87m)



Upvc double glazed window to rear elevation with patterned obscure

glass and further wood frame double glazed Velux window above combining to provide tremendous natural light. Matching three piece white en-suite shower suite comprising low level flush WC with soft close and dual flush technology, ceramic hand wash basin with central mixer tap set on roll top work surface offering additional storage below and corner shower cubicle with wall mounted shower over and glass sliding shower doors. The shower benefits from over head nozzle and fitted body jets. Tiled effect flooring. Tiled walls. Fitted extractor fan. Heated towel rail. Wall mounted mirror with touch sensitive LED lighting inset.

Walk-in Wardrobe:

6'2" x 11'8" (1.89m x 3.56m)



A delightful storage space freeing room up in the principle bedroom with Upvc double glazed window to front elevation providing natural light. Carpeted flooring. Radiator. Generous open hanging storage options.

Shower Room:

9'2" x 5'5" (2.80m x 1.67m)

Accessed off the landing with two Upvc double glazed windows to front elevation with patterned obscure glass providing natural light. Matching three piece white shower suite comprising low level flush WC with soft close and dual flush technology, ceramic hand wash basin with central mixer tap set in wood effect roll top work surface with additional storage options below and large shower enclosure with curved glass shower screen and wall mounted shower. Fitted extractor fan. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Heated towel rail. Inset storage recess offering glassed storage shelf. Wall mounted mirror with inset light.

Bedroom Two:

15'0" x 9'2" (4.58m x 2.81m)



Upvc double glazed window to side elevation providing tremendous

natural light. Carpeted flooring. Radiator. This room benefits from power points with USB charging points inset. Large fitted three door wardrobe offering shelved and hanging space with full length mirrored door to the centre.

Bedroom Four:

11'10" x 6'2" (3.61m x 1.88m)



Currently utilised as an office. Upvc double glazed window to side elevation providing natural light. Carpeted flooring. Radiator.

Bedroom Three:

14'11" x 9'7" (4.57m x 2.93m)



Upvc double glazed window to side elevation providing natural light. Carpeted flooring. Radiator. Wall mounted electric heater.



Outside:



Detached Barn/Annexe:



Accessed off the main road through Whitemoor, twin electric gates open to provide access to a fabulous bricked driveway allowing off road parking for numerous vehicles. To the front, the plot offers a large expanse of lawn, well enclosed with established evergreen boundaries to the front, left and right elevations. The front garden benefits from a established focal tree with external classic street lamp style lighting. Access to the rear garden can be found via either the right or left hand side of the property. To the left hand side the grass flows around the side and provides access to the low maintenance rear garden. To the right hand side a rendered wall offers an opening providing access to the garden to the right hand side and the detached outbuilding. We understand the septic tank for the property is located in this area to the rear right hand side.

Upvc double glazed door with twin frosted patterned obscure glass allows access into kitchen/diner.

Kitchen/Diner:

14'2" x 10'7" (4.33m x 3.25m)
 Door to WC. Opening into shower enclosure. Circular stairs to first floor. Roll edge work surfaces. Matching kitchen base units. Stainless steel sink with matching draining board. Space for appliances. Space for dining table. Tiled flooring. Wall mounted electric heater. High level enclosed fuse box.

Shower Enclosure:

7'1" x 3'1" (2.16m x 0.94m)
 Step provides access from the kitchen/dining area. Tiled walls. Wall mounted shower. Large shower tray. Tiled flooring.

WC:

5'5" x 2'11" (1.66m x 0.89m)
 Low level flush WC and ceramic hand wash basin. Tiled walls to water sensitive areas. Extractor fan. Fitted storage shelves to the rear. Tiled flooring.

Lounge/Bedroom:

17'10" x 10'10" (5.44m x 3.32m)
 A delightful and airy space with Upvc double glazed windows to front, side and rear elevations. Upvc double glazed door with patterned obscure glass to side elevation providing access to steps leading back to the front of the building all combining to provide tremendous natural light. Carpeted flooring. Loft access hatch. Wall mounted electric heater. To the side elevations there are delightful far reaching views to Rough Tor in the distance. This building would make a fantastic studio, currently utilised as additional temporary accommodation.



The bricked walkway then provides access to the low maintenance rear garden complete with block shed offering fantastic storage options. A bricked bridge provides a walkway over an inbuilt pond and leads to an area of Astro Turf. A rendered block wall provides clear segregation of the rear boundary. There is no access through the rear of the plot and the gate inset is now redundant. The rear garden is well stocked with evergreen planting and shrubbery. To the far left hand corner of the plot decked steps lead up to provide access to a generous workshop with light and power. Outdoor tap. To the right hand side is a inbuilt barbeque and a further raised decked area currently housing a hot tub. Chipped steps lead up to provide access to two block built storage sheds with light and power offering additional storage options.



Council Tax - E

Agents Note:

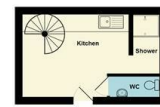
Interested parties need to study the picture of the future development of the site and be aware that fourteen properties are being constructed behind the rear garden. A PDF copy of the plans are available to seriously interested, proceedable buyers.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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