



11 Woodland Avenue

11 Woodland Avenue, Tywardreath, Par, Cornwall PL24 2PL



Fowey 4 miles Golant 2.5 miles St Austell
5.5 miles

An attractive village cottage,
beautifully renovated in a crisp
contemporary style, perfectly
blending old and new.

- 3D Virtual Tour available
- Spacious open plan living area
- Sitting room with traditional features
- Well-appointed kitchen/dining room
- Bedroom 3/Study
- Two further bedrooms
- Stylish wet room
- Garden

Guide Price £349,000



SITUATION

11 Woodland Avenue is situated in the small hilltop village of Tywardreath, close to the south coast of Cornwall and located on the famous Saints Way admired for its outstanding beauty by walkers. Excellent village facilities include a variety of shops, a renowned local butcher, pubs and a sought after primary school complete with indoor swimming pool. Par railway station is close by and on the London to Penzance line.

Some of the best kayaking and stand up paddle boarding can be found at nearby Golant with easy and safe access to the Fowey River. The picturesque and historic estuary town of Fowey is approximately four miles away with tidal sandy beaches and a wide range of restaurants, shops and galleries.

THE PROPERTY

A short distance from the village centre, 11 Woodland Avenue is an attractive semi-detached cottage boasting a handsome mellow stone facade with brick detailing around window and door openings.

Beautifully presented throughout, this delightful home perfectly blends traditional features with contemporary style and has clearly been completed with an eye for detail. The property is approached into an entrance hall and from here into the light filled and spacious dual aspect open plan living area. The sitting room focuses on a lovely granite wall with illuminated niches and central fireplace with woodburning stove. An open tread staircase with glass balustrade and feature brick wall

rises to the first floor and there are exposed floorboards. The sitting room opens to the impressive kitchen/dining area with a range of contemporary shaker units complemented with solid timber worksurface and a range of integrated appliances. The space is bathed in light from a lantern skylight and windows overlooking the garden. The ground floor is completed with a utility area and bedroom 3/study with broad bi-fold doors opening onto a sun terrace.

To the first floor are two bedrooms, a galleried landing with part slate floor and a superb fully tiled wet room approached through a feature industrial style sliding door with lantern skylight, walk in shower, concealed cistern wc and wash basin on a wash stand.

OUTSIDE

To the front of the cottage is an area enclosed with a picket fence. To the rear is a small yard area, paved sun terrace with glass balustrading and a level lawn with views to open countryside and a garden shed

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

VIEWING

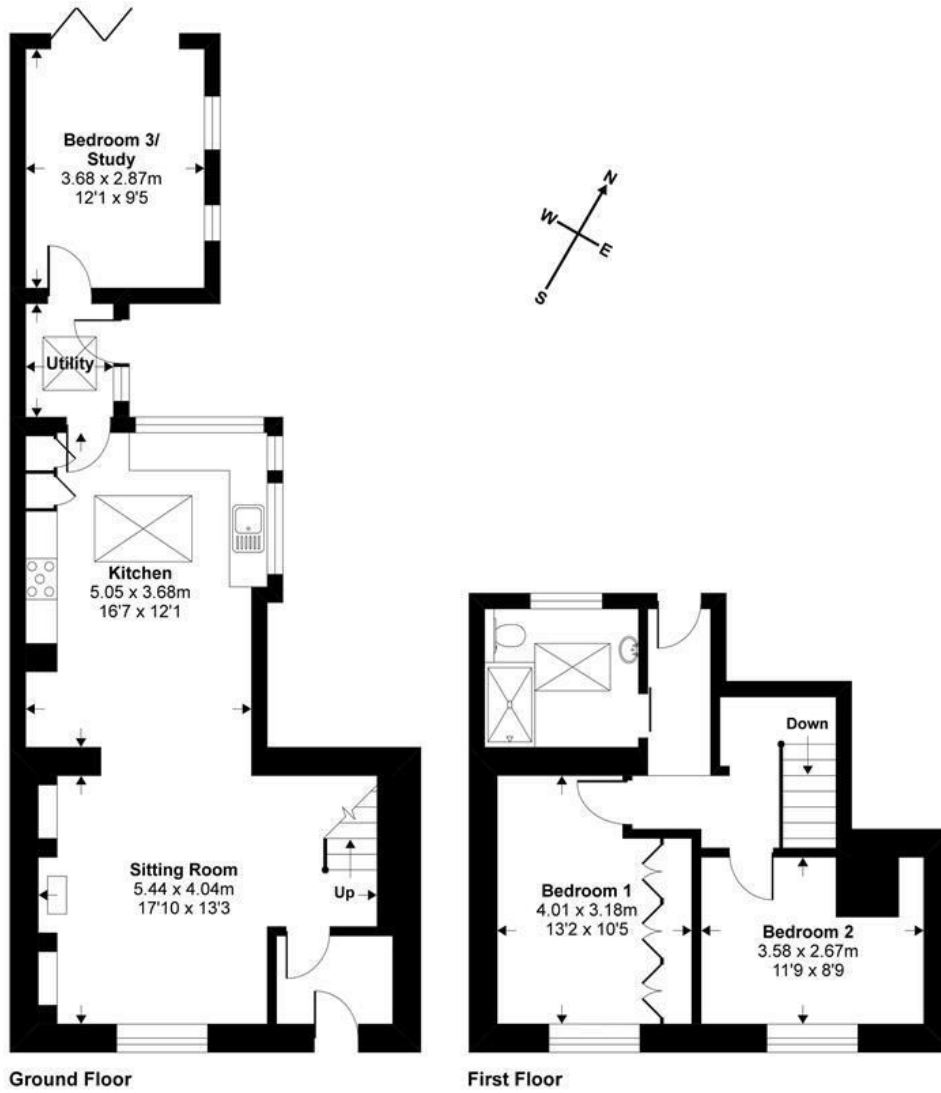
Strictly by prior appointment with Stags' Truro Office on 01872 264488

DIRECTIONS

From the centre of the village, pass the church on the left continuing up the hill until you come to a T-Junction. Turn left and number 11 will be found on the left hand side.



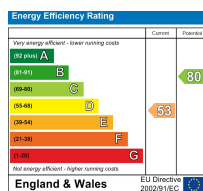
Approximate Area = 1027 sq ft / 95.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 681066

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

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