

MAY WHETTER & GROSE

ASHCOMBE , BODELVA, PL24 2SY GUIDE PRICE £500,000



**** VIDEO TOURS AVAILABLE**** LOCATED A SHORT DISTANCE FROM ST AUSTELL BAY AND ENJOYING PICTURESQUE SURROUNDINGS, IS ASHCOMBE A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY RESIDENCE, SET WITHIN PRIVATE SUNNY ASPECT FORMAL GARDENS AND EXCEPTIONALLY FINISHED THROUGHOUT. THOUGHTFULLY DESIGNED, INCORPORATING OPEN PLAN KITCHEN/DINER/FAMILY ROOM, ADDITIONAL FORMAL LOUNGE WITH CONSERVATORY, FOUR DOUBLE BEDROOMS WITH PRINCIPAL EN-SUITE AND GLASS GABLE ENJOYING FAR REACHING COUNTRYSIDE VIEWS. SET BACK BEHIND A PILLARED GATED ENTRANCE WITH PARKING FOR NUMEROUS VEHICLES. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS STUNNING SURROUNDINGS AND POSITION WITHIN REACH OF THE A390 AND A SHORT WALK FROM WOODLANDS AND HISTORIC CLAY TRAILS, WITH A NEIGHBOUR OF THE EDEN PROJECT. EPC - AWAITING.



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Scenery shot of local area

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell, which has recently undergone regeneration. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

Directions:



Scenery shot of local area

From St Austell head out onto the A390 past the Britannia Inn, up the hill to St Blazey Gate, turn left next to Leak Seed Methodist Church. Follow the road along for quarter of a mile arriving at a staggered junction, turn right towards Cornfield Farm and the property will be set back on the left hand side.

Accommodation:

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

Entrance Hall:

6'5" x 12'5" plus 9'0" x 9'5" incorp staircase (1.97m x 3.80m plus 2.76m x 2.88 incorp staircase)



A gated front entrance with parking and steps to front door with outside courtesy lighting leading into a large welcoming hallway. The high standard can be seen immediately with polished tiled flooring and underfloor heating. Elegant part papered wall surround. Double glazed doors leading out onto the rear. Staircase with glass inserts and LED lighting leading to the master bedroom and down to two further bedrooms and walk-in airing cupboard storage. Door into family bathroom.



Family Bathroom:



Polished tiled flooring and under floor heating. Beautifully appointed with low level WC and hand basin set into a cream gloss vanity storage surround. Sunken circular jacuzzi style bath with mosaic part tiled splashback plus additional walk in shower with matching surround. Natural light provided by two large double glazed windows both with fitted Venetian blinds. Ceiling mounted recess spotlighting. The walls are finished with a part glossed marbled sheets and mosaic tiling.



Staircase down to the two bedrooms and walk-in storage.

Walk-in Storage

6'5" x 6'5" (1.97m x 1.97m)

Bedroom:

17'9" x 8'8" (5.42m x 2.65m)



Offering a dual aspect with a great deal of natural light from a double glazed rectangular picture window with deep display sill and further double glazed window to the rear. with fitted wood blind shutters. Finished with a bright white wall surround and feature papered pattern wall. Darkened strip wood laminate flooring. Recess spotlighting.



Bedroom Two:

6'9" x 20'9" (2.06m x 6.35m)



Obscure double glazed window to rear with fitted wood shutter blinds with additional two high level obscure glazed light panel windows with deep display sills. Light wood laminate flooring. Recess spotlighting.

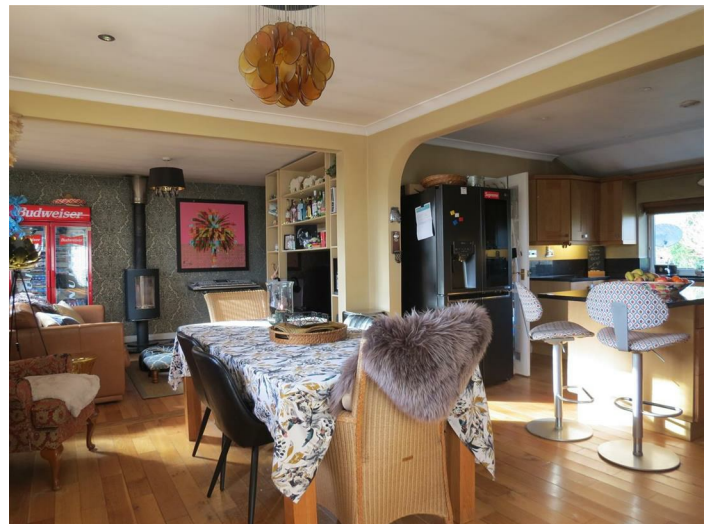


En-Suite:
8'5" x 7'0" (2.57m x 2.14m)



(maximum measurement, please note reduced headroom)
Comprising of a circular hand basin with mosaic tiled splashback with mixer tap and mirror fronted cabinet above and shaver socket to the side. Curved glazed doors into shower cubicle with integrated system. Low level WC set into a cream gloss vanity storage unit surround with built-in drawers and shelf. Low level chrome heated towel rail. Polished tiled flooring. Velux window enjoying the views of open fields opposite.

The staircase turns with LED lighting with high level window to the principle bedroom.



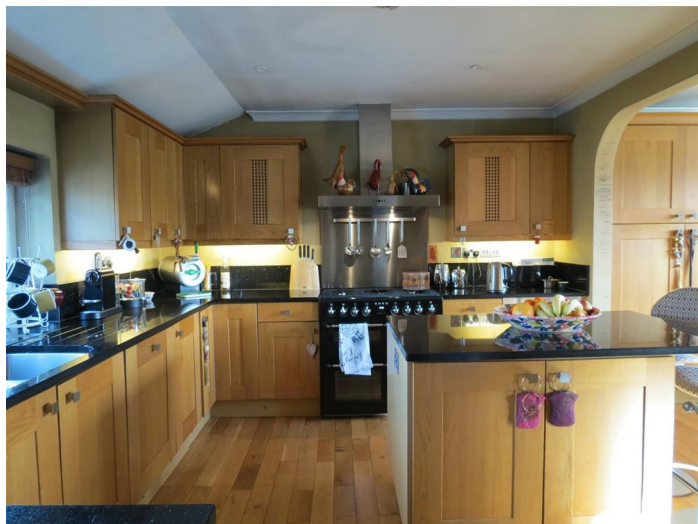
From the entrance hallway double wood doors opening into the large open plan kitchen/diner/family area all fitted with strip wood flooring. Two large double glazed windows to the front both with wood Venetian blinds. Additional window in the kitchen area enjoying the far reaching views.

Principle Bedroom:
18'2" x 16'0" (5.54m x 4.90m)



(maximum measurement, please note reduced headroom)
A large glass gable enjoying the far reaching countryside views with further low level Velux window to the side. Recess ceiling spotlighting. Finished with light carpeted flooring. Thoughtfully designed built in wardrobes. Door into en-suite.



Kitchen Area:

The kitchen itself is thoughtfully designed and laid out comprising of light oak fronted wall and base units with island, complemented by sparkled darkened granite square edged work surface incorporating breakfast bar, drawers and power sockets with matching splashback. Double stainless steel sink with drainer and mixer tap. Inset space for five ring gas cooker with stainless steel splashback and extractor over. Integrated low level microwave. Integrated dishwasher. Space for freestanding fridge freezer. A lovely addition of this family room is the lounge area with focal point of a freestanding log burner set onto a polished granite stone hearth. Door into inner hallway.

**Inner Hallway:**

Leading into the lounge and conservatory. Within the inner hallway there is storage cupboard. Further double glazed door with integrated cat flap opening to the rear. Wood glazed panel door into lounge.

Lounge:

13'7" x 18'2" (4.16m x 5.55m)



Offering a great deal of natural light and finished with a warm coloured painted wall surround with feature papered pattern wall. Focal point of additional freestanding log burner set onto a raised hearth. Large double glazed picture window enjoying the views down over the paddock, formal garden and countryside beyond. Further double glazed window to side rear. Strip wood flooring. Open arch way through into large conservatory.

Conservatory:

11'7" x 7'4" (3.55m x 2.24m)



(maximum measurement)

Offering double glazed windows and doors with quarter window opening with fitted blinds and high pitched glass roof. Enjoying an outlook over the sunny aspect formal private gardens and far reaching countryside views. Polished tiled flooring with underfloor heating.

Shower Room/Utility:

8'4" x 8'4" (2.55m x 2.56m)



(maximum measurement into recess shower)

Another beautifully appointed room with polished marble bath sheet wall surround and tile effect vinyl floor covering. Curved double doors into shower. Hand basin with modern water fall glass surround tap set within a wood effect vanity storage unit below with drawers, above mirrored glass fronted cabinet with chrome heated towel rail to the side. Low level WC with hidden cistern. Space and plumbing for white good appliances.

Bedroom:

12'0" x 9'6" (3.66m x 2.90m)



Large double glazed window with fitted blind enjoying far reaching views of open fields opposite. Radiator. Double doors into built-in wardrobe.

Outside:

In its stunning surroundings with open fields opposite and quiet tranquil setting. The property is set back behind a slate stone built wall surround with pillared double gated entrance with parking for numerous vehicles. A pathway leads across the front with gates to both ends.



A gateway leads through to the private, sunny aspect formal gardens, that can also be accessed from the conservatory. From here you step out onto a large decked area with full privacy where you can stand and enjoy the views to both sides. There is a lower covered open games area currently housing a table tennis table. Above steps with handrail leading up onto a raised seating area from where you can also enjoy the elevated views, offering a great deal of sun throughout the day and into the evening whilst in a high degree of privacy. The decking steps lead down to an open expanse of open lawn, opposite a mature planted border and continues to the rear where there is a large circular nature pond with water feature, set within the rockery and large timber chalet playhouse. A granite stone chipped pathway continues around the rear into a log dry store and open storage area. Oil tank. This area can also be accessed by inner hallway or from the main entrance hall.



Agents Note:
Please note as you come out of the property, turning to the right back to the junction, follow the road along and the rear of the Eden Project will be seen on your left hand side. From here also the Clay Trails, that lead back around St Austell to Bodelva and St Blazey. The property is a short distance to both Par and Carlyon Bay Beaches, Carlyon Bay Golf Club, Hotel and Spa.

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		



All measurements are approximate and for display purposes only.
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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