

Burrows ESTATE AGENTS

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Trethurgy, St Austell, Cornwall, PL26 8YF



£285,000

- Large detached character house
- Offered in need of updating/modernisation
- Available with no ongoing chain
- Large mature gardens with plot potential (subject to planning)
- Parking for several vehicles
- Highly regarded rural village of Trethurgy
- Generous and versatile accommodation
- Living room with stone fireplace and woodburner, dining/family room, kitchen/breakfast room
- Three double bedrooms, bathroom
- Double glazing, oil fired central heating

This is a spacious, detached, three double bed roomed older village house, set within large mature gardens within the popular and highly regarded rural village of Trethurgy.

With generous and versatile accommodation, the property comes to the market in need of some modernisation and updating, allowing the purchaser to incorporate their own decorative and design ideas.

Accommodation provides a large reception conservatory, generous living room with stone fireplace and woodburner, family/dining room and kitchen/breakfast room to ground floor. Three double bedrooms (potential for four bedrooms) and bathroom to first floor. Oil fired central heating, complimented by double glazing.

Large, mature, south facing gardens with plot potential (subject to planning), driveway parking several vehicles. Small immediate rear gardens extend out to far side combining to provide a large and substantial overall garden setting.

The rural village of Trethurgy lies approximately two miles to the north of St Austell, very much a rural environment with countryside walks in the immediate surrounds, and yet being within easy reach of St Austell's main town centre and coastal facilities of St Austell Bay. The Eden Project and beautiful rural walks of nearby Luxulyan Valley also feature.

Combining this property's spacious accommodation, large gardens, setting and potential for improvement, it is anticipated to appeal to a good number of people and early appointments to appraise are advised.

Accommodation

Front entrance

Patio doors open to conservatory.

Conservatory

14' 9" x 11' 7" (4.49m x 3.53m) Spacious immediate reception/additional living area with full bank of windows enjoying sunny south facing aspect over front gardens. Radiator. Inner entrance door to living room.



Living room

15' 2" x 15' 3" (4.62m x 4.64m) Character room incorporating full height stone chimney breast with recessed stone fireplace housing 'black iron' woodburner/multi fuel. Stone dias to side. Staircase to first floor with attractive handrail banister. Storage recess under. Window to front (conservatory) with deep sill. Two radiators. TV aerial lead. Door to kitchen/breakfast room. Open stone framed arched walk through to dining/family room.

Dining/ family room

19' 0" x 10' 9" (5.79m x 3.27m) Large dual aspect room with windows front and rear. Ideal family/dining room, two radiators.

Kitchen/ breakfast room

17' 2" x 9' 7" (5.23m x 2.92m) Range of base and tall cupboard storage with working surface over, single drainer stainless steel sink unit, cooker space with electric cooker panel, space and plumbing for washing machine, further appliance space. Oil fired boiler. Window to front with deep sill. Window and half glazed door to rear.

First floor

Landing

Good natural light via window to rear. Attractive handrail balustrade to staircase reveal. Access hatch to roof space. Doors off to all three bedrooms and bathroom.

Bedroom 1

19' 0" x 10' 9" (5.79m x 3.27m) Generous dual aspect room, windows front and rear. Potential to sub divide to two bedrooms, subject to any planning consent. Radiator.



Bedroom 2

17' 2" x 8' 0" (5.23m x 2.44m) plus door recess. Window to front. Radiator.

Bedroom 3

12' 7" x 10' 0" (3.83m x 3.05m) Window to front. Radiator.

Bathroom

9' 7" x 6' 7" (2.92m x 2.01m) including built in airing cupboard housing hot water cylinder. White suite comprising panelled bath with fully tiled walls adjacent, electric shower over bath. Pedestal wash basin, close coupled w.c. Further half wall tiling. Radiator. Window to front.

Outside

Large gardens extend principally to front and far side rear. Five bar gate opens to shingle driveway hardstanding providing parking for several vehicles. Mature front gardens incorporate numerous tree and shrub features, well enclosed with walling and hedging to boundaries. Pathway to far side, to rear, wide side approach to rear. Immediate rear gardens provide raised areas of patio with walling and hedging boundaries. Gardens extend to side providing further areas of patio continuing to secluded additional garden featuring numerous tree and shrub features, fencing and hedging to boundaries. Old stone outbuilding in need of repair. Oil storage tank.

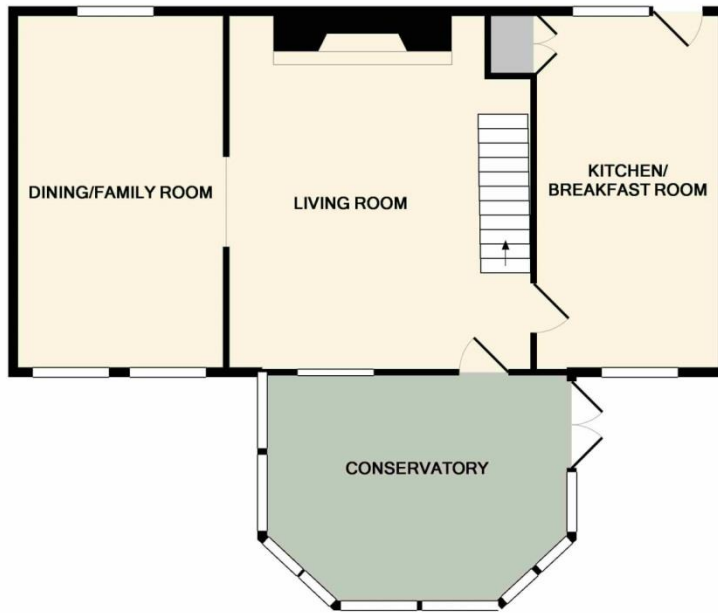


Council Tax Band D (Correct June 2017)

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Directions: Leave St Austell in an easterly direction on the A390 Plymouth Road, down through Holmbush, continue to the traffic light junction and turn left up the north east distributor road. Turn right at the second roundabout and follow this road along which leads you down into the village of Trethurgy, continue along through the main village and Rambling Heights will be found in the upper part of the village on your left hand side.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

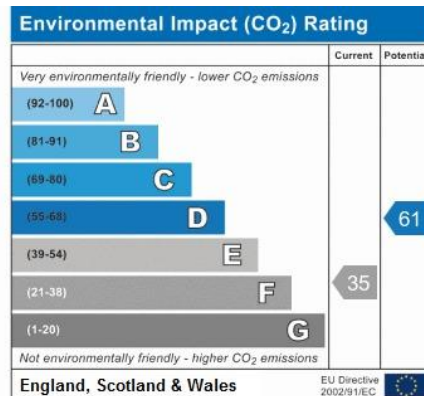
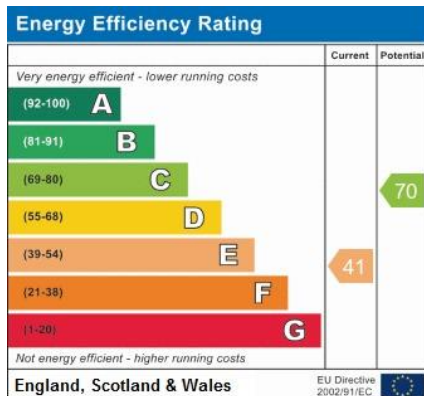


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Address:
Rambling Heights, Trethurgy, PL26 8YF