

NEWQUAY PROPERTY CENTRE



A CHARACTERFUL STONE BUILT THREE BEDROOM SEMI DETACHED NESTLED IN THE RURAL HAMLET OF ENNISCAVEN. EXTENDED ACCOMODATION WITH LOFT ROOM. FANTASTIC SIZED PLOT WITH POTENTIAL FOR FURTHER EXTENSION OF RENOVATION. 19FT DETACHED GARAGE. NO ONWARD CHAIN!



1 Chapel Road, Enniscaven, St. Dennis, St.
Austell, PL26 8DE

£365,000
Freehold

our ref: CNN9478

01637 875161

IN BRIEF...

- Type: House
- Style: Semi Detached
- Age: Older
- Bedrooms: 3
- Reception rooms: 2
- Bathrooms: 1
- EPC: TBC
- Council tax band: B
- MAINS SERVICES: ELECTRIC & WATER
- THREE BEDROOM HOME WITH LOFT ROOM
- SEMI DETACHED
- STONE BUILT CHARACTER PROPERTY
- EXTENDED KITCHEN DINER/UTILITY
- FOUR PIECE BATHROOM SUITE
- FANTASTIC SIZEABLE PLOT
- DETACHED 19FT X 17FT GARAGE
- POTENTIAL FOR FURTHER EXTENSION (STP)
- EPC AND FLOORPLAN TO FOLLOW



OWNERSAYS...

"I have absolutely loved living here, it has been a true labour of love over the years renovating and extending the property and there is so much more potential to go even further!"



CONSIDER THIS...

WHAT WE LOVE: This property is a true gem, an idyllic location for those looking for a rural retreat. The size of the plot also gives huge potential to extend further (subject to consents) or simply enjoy the space on offer!

MOREDETAIL...

SUMMARY: Welcome to 1 Chapel Road, Enniscaven! Nestled in the picturesque hamlet of Enniscaven, this charming property offers a timeless blend of character and modern comforts. Originally constructed around 1912, this semi-detached stone-built home has been thoughtfully extended and renovated in 2008, resulting in a modern take on a characterful property.

As you step inside, you're greeted by an inviting ambiance that flows seamlessly throughout the home. The main entrance leads directly into the expansive living room, which has been cleverly opened up to create a spacious yet cosy 21ft x 16ft area. With plenty of space for family sized furniture and with the added charm of a cozy woodburner, perfect for warming those chilly evenings.

The ground floor also hosts a well-appointed bathroom and a functional kitchen diner overlooking the sunny garden. The kitchen is a delight for those who love cooking, featuring plentiful shaker-style units that complement the overall aesthetic. The kitchen's centrepiece is a freestanding electric range cooker with a gas hob and an extractor hood over. There is further space available for a large refrigerator. Generous space is also available for a family sized dining table within this room. Adjacent to the kitchen, a utility room provides convenience with plumbing for a washing machine and space for a tumble dryer, whilst also housing the floor-based oil combi boiler.

The family bathroom is a fantastic size with a four piece suite comprising of a panelled bath, corner shower unit, low level W/C and pedestal wash hand basin.

Journeying to the first floor, you'll discover three generously proportioned bedrooms, each providing a comfortable retreat. Additionally, a loft room offers an exciting opportunity for customization, whether to fully convert (subject to consents) to a useable bedroom or to simply be used as an easily accessible further storage space.

The exterior of the property boasts its own set of attractions. At the front, a spacious driveway accommodates multiple vehicles, leading to a detached garage accessible through an electric garage door. This garage is equipped with power and lighting, providing both storage and workshop potential. A wide side gate offers access to the rear garden, providing convenience for larger items.

The rear garden is a true gem, divided into two distinct areas. An inner courtyard space features a timber shed, ideal for storing gardening tools and equipment. A second gate leads to the main garden area, mostly laid to lawn with a decked area ideal for basking in sunlight throughout the day. With a captivating view of open fields behind, this sun-drenched haven is the perfect place to relax, entertain, or cultivate your green thumb.

With the size of the plot, the property has so much further potential to extend even further (subject to planning consents) to really create your forever dream home.

We highly recommend viewing to appreciate all that is on offer.



THELOCATION...

LOCATION: Enniscaven is a rural Hamlet within the civil Parish of St Dennis which is situated on the boarder of the beautiful Goss Moor National Nature Reserve. There are some fabulous walks within Goss Moor perfect for someone who loves the outdoors, with the local Horse stables nearby!

The properties nearest larger village is St Dennis which is situated between Newquay and St Austell and offers many day-to-day amenities including a shop, a bakery, a cafe; a Post Office and two pubs, it is also the home of the St Dennis Band Club, which is very well thought of locally.



THE FLOORPLAN...

GROUND FLOOR

1ST FLOOR

2ND 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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THE DIMENSIONS...

Living Room

21' 8" x 16' 7" (6.60m x 5.05m)

Kitchen/Diner

21' 6" x 9' 5" (6.55m x 2.87m)

Utility room

6' 4" x 6' 1" (1.93m x 1.85m)

First Floor Landing

11' 9" x 7' 4" (3.58m x 2.23m)

Bedroom One

12' 3" x 9' 6" (3.73m x 2.89m)

Bedroom Two

9' 2" x 8' 8" (2.79m x 2.64m)

Bedroom Three

10' 3" x 7' 4" (3.12m x 2.23m)

Bathroom

6' 2" x 12' 10" (1.88m x 3.91m)

Loft Room

17' 4" x 5' 9" (5.28m x 1.75m)

Garage

17' 6" x 19' 9" (5.33m x 6.02m)

Timber Shed

MORE INFO...

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web: www.newquaypropertycentre.co.uk

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