



DUPORTH ROAD CHARLESTOWN PL25 3NU

CHARMING CHARACTER COTTAGE

This fabulous Grade II Listed cottage is located in the picturesque coastal village of Charlestown. The cottage has been sympathetically and tastefully renovated to create a superb coastal retreat. If you are longing for a more relaxed pace of life, this move-in ready charming cottage is sure to capture your heart. With its traditional cottage styling and the sea just a pebbles throw away, it's time to live the dream!

In brief the property comprises:
Lounge, Kitchen/Diner, Utility, Three Bedrooms and Bathroom.
The property also enjoys front and rear gardens and is in an idyllic coastal location.

EARLY VIEWING IS HIGHLY RECOMMENDED

Key Features

Grade II Listed
Cornish Cottage

Superbly Presented

3 Bedrooms

Successful
Holiday Let

Lounge with
Multi-Fuel Burner

Gardens
Front and Rear

About The Property and Location

Charlestown is a picturesque port steeped in history. The 18th Century Georgian harbour, a UNESCO world heritage site, is set on the stunning, south cornish coastline and remains a vibrant working port, with classic Tall ships, beautiful beaches and great places to eat and drink whilst enjoying the breath-taking views. To either side of the harbour is the South West Coastal Footpath, an opportunity to admire the views and wonderful walks. Charlestown has been the backdrop to many films and period dramas including Poldark, The Eagle Has Landed, Doctor Who and Alice in Wonderland. The market town of St Austell is a short distance and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley, schools and colleges.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Lounge

17' 9" x 12' 2" (5.4m x 3.7m) max

Front door with obscure glass panels leads into the living space with screened entrance area with turned stairs to first floor. Cupboard housing the consumer unit. Understairs storage cupboard. The lounge is an appealing room with feature fireplace with open stone, slate hearth and wood mantel and housing a multi-fuel burner. Recess to either side with exposed Cornish stone. White sash window with country window seat overlooking the front lawn and flower borders. White beamed ceiling. Modern electric radiator. Three wall lights. Ceiling light. Cottage style door to:

Kitchen/Diner

17' 5" x 8' 10" (5.3m x 2.7m)

Whether preparing a meal with friends or making a traditional Cornish pasty, the kitchen is the heart of the home. In the dining area, there is a feature reclaimed fireplace with a uPVC double glazed window to the rear elevation. Modern electric radiator. Ceiling light and wood effect flooring which continues in the kitchen area. Shaker style wall, base and drawer units in country cream, with solid wood worktops over and incorporating a traditional Belfast sink. Built-in dishwasher, fitted cooker and hob with extractor over. Ceiling spotlights, window providing borrowed light from the utility. Part-glazed door to:

Utility

7' 10" x 5' 7" (2.4m x 1.7m)

A superb addition to the property with space and plumbing for a washing machine, fridge/freezer and tumble dryer, with additional space ideal for using as pantry storage. uPVC double glazed window to the rear and a uPVC double glazed door giving access to the garden.

First Floor

An attractive split landing with cottage style doors to the bedrooms and family bathroom and also a built-in airing cupboard with shelving housing the hot water tank.

Bedroom

8' 10" x 7' 7" (2.7m x 2.3m) MAX

Sash window to the front with a window seat overlooking the garden and nearby woodland with stream. Built-in cupboard. Advantage thermo dynamic radiator.

Bedroom

12' 2" x 10' 2" (3.7m x 3.1m)

Sash window to the front, also with a window seat with views as above. Chimney breast with recess to either side. Advantage thermo dynamic radiator.

Bedroom

10' 6" x 10' 2" (3.2m x 3.1m)

uPVC double glazed window overlooking the garden and with views across open fields. Advantage thermo dynamic radiator.

Bathroom

7' 3" x 6' 11" (2.2m x 2.1m)

An attractive room elegantly incorporating the coastal location with pebble style tiling which complements the white tiling. P-shaped bath with waterfall shower and additional hair wash shower. Curved glazed shower screen. Low level WC. Vanity unit incorporating the wash-hand basin. Heated towel rail. uPVC double glazed window to the rear.

Exterior

Level seating area with steps to a tiered flower and shrub area backing on to open fields. Fence boundary.

Parking

On street layby parking which we believe the Council is allocating for residents only

Additional Information

EPC 'D'

Council Tax Band 'C'

Services – Mains Electric, Mains Drainage

Property Age – 1870 Stone Construction

Rewire – 2019

Replumbed - 2018

Tenure – Freehold

Holiday Let – Has been a successful holiday let

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Lounge



Lounge



Dining Area



Kitchen



Bedroom One



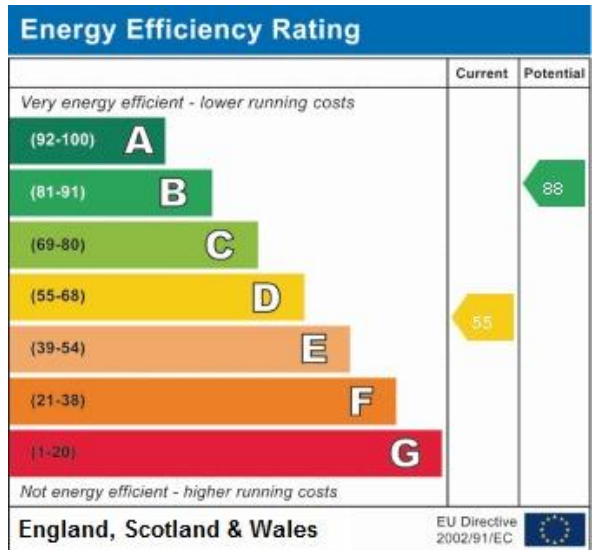
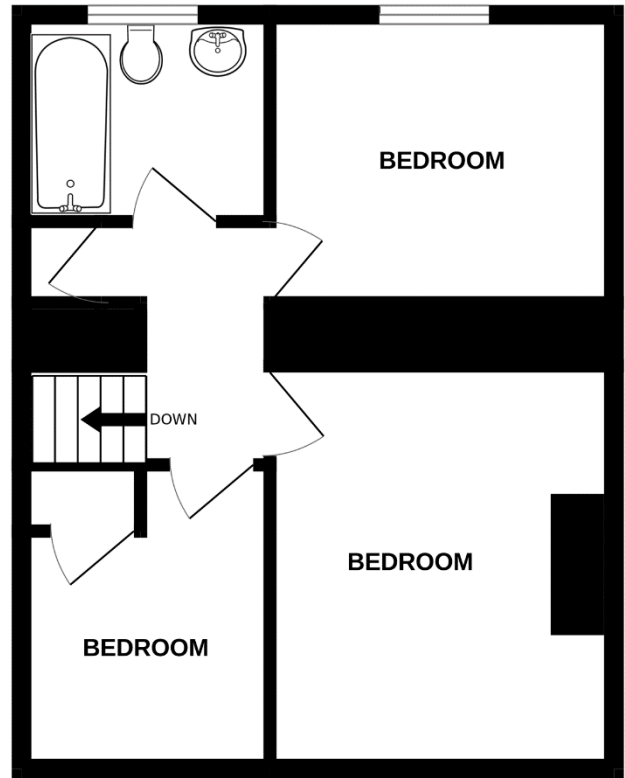
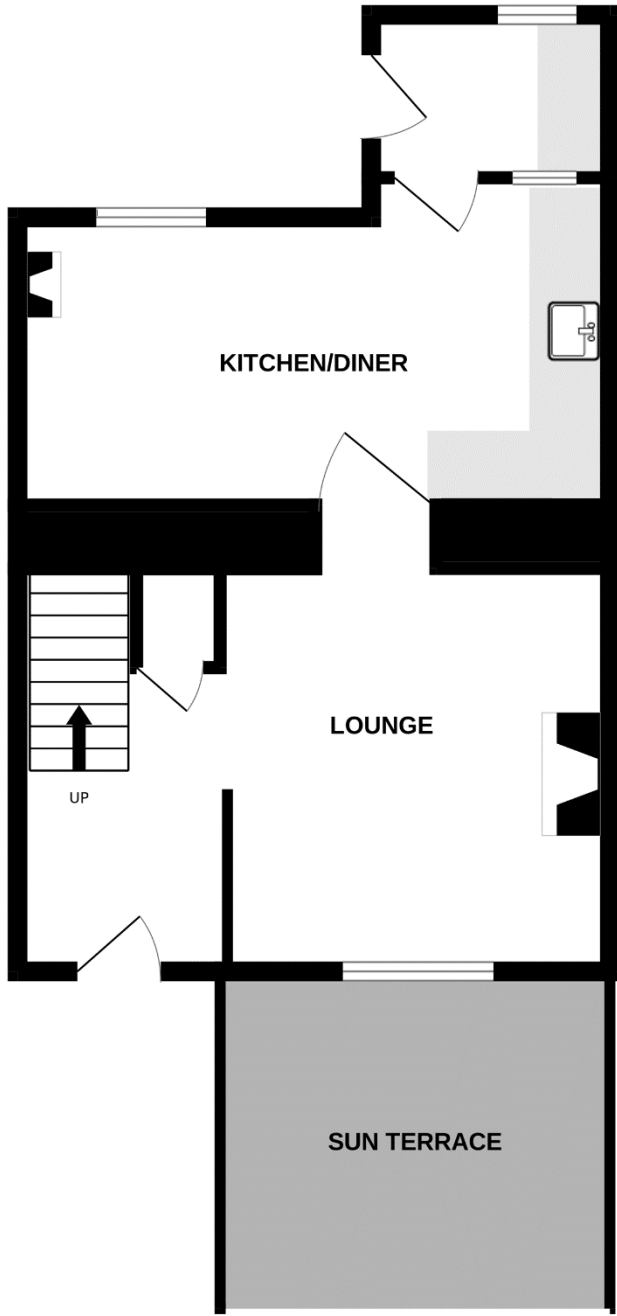
Bathroom



Front Garden from Bedroom One



Rear Garden from Bedroom Two



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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