

Burrows ESTATE AGENTS

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Quay Road, Charlestown, St. Austell PL25 3NX



£595,000

- Character 2 bedroom semi-detached cottage with coastal views
- Heart of historic picturesque harbour village of Charlestown
- Available no ongoing chain
- Beautifully presented internally and externally with many character features
- Walking distance to all pubs, shops and restaurants, harbour and beaches
- Entrance porch, lounge, dining room, kitchen, 2 bedrooms, shower room
- Gas central heating, single glazed sash windows
- Lawn to front with beautiful rose bed and well stocked borders
- Enclosed mediterranean style patio courtyard garden to rear
- Parking space

A very unique opportunity to purchase a 2 bedroom semi-detached cottage within the heart of the historic harbour village of Charlestown offering beautiful character and well presented accommodation. Gardens and parking space.

In brief the accommodation comprises of entrance porch, lounge, dining room, kitchen, 2 bedrooms, the master being of a generous proportion and having a distant sea view and shower room. The property also has gas central heating.

The cottage boasts many character features including window seats, sash windows, stable door, stained glass feature window and stripped internal old doors. The property is a noted building within the centre of the historic harbour village with it's character look externally continuing internally.

Outside there is immediate parking space with gated access leading to a lawn and shrub garden with stone walling to boundaries. To the rear there is a paved courtyard which provides a welcome mediterranean style feel with stone walling, hand made Spanish terracotta tiles and pedestrian door to the side leading to the lane and back around to the front.

Charlestown is a popular historic and picturesque harbour village with numerous pubs, shops and restaurants, substantial harbour and beaches and with coast path walks close by at neighbouring Porthpean and Carlyon Bay. The main town centre of St Austell is little over a mile away.

Accommodation

Front Entrance	Part patterned glazed door to entrance porch.
Entrance Porch	6' 0" x 5' 5" (1.83m x 1.65m) Tiled flooring. Radiator. Window to front and door to lounge.
Lounge	12' 9" x 11' 10" (3.88m x 3.60m) (maximum including chimney breast) Character room with window seat and sash window to front. Exposed ceiling beams and radiator. Door opening to dining room.
Dining Room	12' 11" x 9' 2" (3.93m x 2.79m) (maximum including turning staircase to first floor) Door to understairs storage cupboard. Practical dining area with stained glass feature window to rear and further sash window to rear with window seat. Exposed beams and dimmable lighting. Radiator and opening to kitchen.
Kitchen	9' 6" x 5' 10" (2.89m x 1.78m) Good size kitchen area with vaulted ceiling exposing ceiling beams, fitted with a wooden fronted range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit, cooker space, and space and plumbing for washing machine and dishwasher. Stable door to front and window to front enjoying garden outlook. Tiled flooring. Wall mounted gas fired boiler and door to rear leading to rear courtyard.
First Floor	
Landing	Doors off to both bedrooms and shower room. Access to loft space.
Bedroom 1	12' 3" x 11' 1" (3.73m x 3.38m) Spacious main bedroom with window to front enjoying distant sea view. Picture rail, radiator.
Bedroom 2	9' 4" x 5' 9" (2.84m x 1.75m) Radiator and window to rear.
Shower Room	0' 0" x 0' 0" (0.00m x 0.00m) Fitted with a modern white suite comprising acrylic backed corner shower cubicle, close coupled WC and wash basin with vanity unit under. Small towel radiator. Part tiled walling and extractor fan. Titan electric shower and small window to rear.
Outside	To the front there is a parking space with gated access leading to the front garden which is laid mainly to lawn with established flower beds and Cornish stone walling and hedging to boundaries. To the rear there is a delightful paved patio courtyard area which provides a mediterranean style feel with hand made Terracotta tiles, steps leading up to stonewalling, outside light and pedestrian gate which leads via a lane back around to the front of the property.



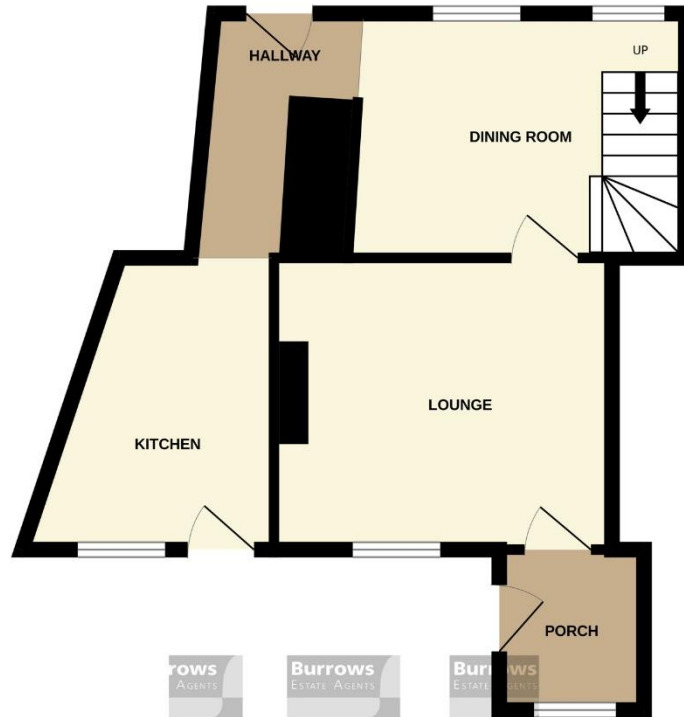
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The property is currently exempt from Council Tax. This will be re-instated for residential use.

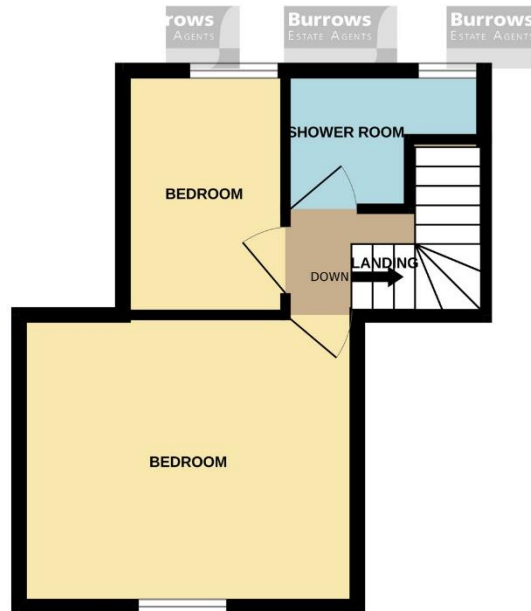
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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 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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