

Burrows ESTATE AGENTS

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Trevarrick Road, St. Austell, Cornwall, PL25 5JW



£372,000

- A beautifully presented and unique 3 bedroom detached cob cottage
- Impressive 22' lounge with granite stone hearth, multi-fuel burner, oak floors and feature beam
- Dining room, kitchen with island, larder, utility, WC, porch
- First floor with 3 bedrooms, master ensuite and walk-in eaves wardrobe cupboard, bathroom
- Quaint fully enclosed garden with seating areas, storage sheds and mature shrubs
- Driveway with hard standing parking for several vehicles
- Predominantly double glazed with gas central heating and multi-fuel burner

This is a unique opportunity to purchase this exceptional 3 bedroom detached cob cottage. The property has been sympathetically modernised and updated while keeping original characterful features including huge fire place with hearth, wooden beams, unique diamond windows and sills. This property offers versatile family accommodation with 3 good sized bedrooms, the master incorporating a shower ensuite and walk-in eaves wardrobe storage which is approximately 12'5" in length. There is a beautiful modernised kitchen with island and walk-in larder, along with lounge and dining room this property is set to be suitable for a large range of applicants and viewing internally is a must.

The property is comprised of a front entrance hall, lounge, dining room, kitchen, larder, utility, WC and porch. To the first floor are 3 bedrooms and bathroom, ensuite and eaves storage. Outside there is a gravelled parking area which is suitable for several cars. A side path that leads round to a very enclosed wild style garden which is also accessed via French doors from the lounge.

The property is located within Trevarrick Road which is a private mature development with well established gardens and numerous trees giving an almost rural feel to a setting which is in fact on the fringe of the town, within walking distance of a good range of main town amenities and convenient for mainline station, schooling and leisure facilities.

Accommodation

Entrance	Part patterned glazed door to entrance hall.
Entrance Hall	Doors to lounge, doors to dining room onto kitchen, stairs to first floor, Mediterranean style tile flooring.
Lounge	14' 5" x 16' 1" (4.39m x 4.90m) Opening to 22' x 10'6" (6.70 x 3.20m) An exceptional lounge with solid oak floor, doors opening to steps that lead up to the garden. Windows to front and rear. A unique fireplace with a multi-fuel burner, some exposed brick features and wooden beam. TV socket. Broadband socket.
Dining Room	9' 8" x 11' 6" (2.94m x 3.50m) Window to side opening through to kitchen. Radiator.
Kitchen	11' 5" x 10' 11" (3.48m x 3.32m) A beautiful countryside styled kitchen with a range of wall and base units. A central island, gas range cooker with hood over, half-tiled splashback surround. Radiator. Integrated dishwasher, fridge freezer and window to side. Doors to larder which is 3' 5" x 3' 9" (1.04m x 1.14m) and in turn opens the door to understairs storage. Doors to utility onto WC. Doors to rear porch.
Utility	3' 11" x 6' 5" (1.19m x 1.95m) Space for washing machine and tumble dryer. Window to rear. Baxi boiler. Door to WC.
WC	6' 0" x 3' 11" (1.83m x 1.19m) Maximum (obscure shape). Window to rear. Vanity sink. Close coupled WC.
Porch	Porch off the kitchen with full single glazed window surround.
To the First Floor	
Landing	Doors to all 3 bedrooms and family bathroom. Door to airing cupboard. Loft hatch.
Bedroom 1	16' 1" x 10' 1" (4.90m x 3.07m) Maximum. Dual aspect with window to front and window to side overlooking the rear garden. Opening to shower ensuite. Radiator. Opening door to eaves wardrobe storage.
Ensuite	8' 3" x 5' 1" (2.51m x 1.55m) Maximum. Reduced head height. Showered cubicle with tiled surround. Part panelled feature, pedestal wash hand basin, close coupled WC. Radiator.
Eaves Storage	3' 10" x 12' 5" (1.17m x 3.78m) Limited head height. Lights. Radiator.
Bedroom 2	12' 0" x 9' 5" (3.65m x 2.87m) Window to side. Half panelled feature wall.

Bedroom 3

11' 1" x 5' 6" (3.38m x 1.68m) Opening to 6' 6" x 8'9" (1.98 x 2.66m). Window to front. Radiator. TV socket. Bulkhead cut out.

Bathroom

8' 10" x 8' 11" (2.69m x 2.72m) Stylish bathroom with rolled top bath, pedestal wash hand basin, close coupled WC. One side feature tiled surround. Window to side. Door to eaves storage. Exposed beams.

Outside

To the rear is hard standing gravelled parking with a path that leads round to the side garden. The side garden is fully enclosed with seating areas, sheds, shrubs and feature plants. To the front is a beautiful Wisteria overhanging the front door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

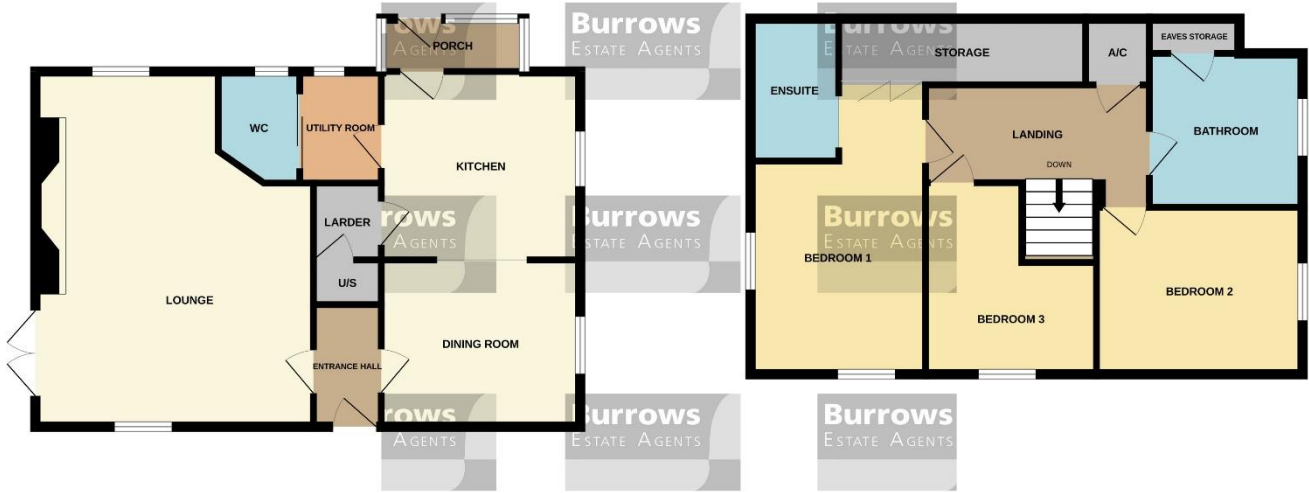
Council Tax Band D correct as at August 2023

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
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 sq.m.) approx.

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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