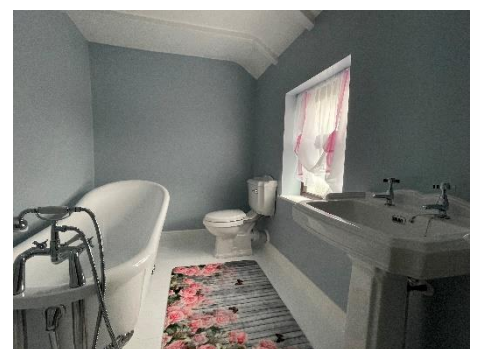


Burrows ESTATE AGENTS

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Rescorla, St. Austell, Cornwall, PL26 8YT



£274,000

- A gorgeous and modern 2 bedroom cottage
- Available with vacant possession, no ongoing chain
- Delightful countryside setting
- Beautifully presented and recently renovated throughout
- Lounge, dining room, Sun Room, kitchen, utility
- 2 double bedrooms and family bathroom
- Parking, large garage
- Oil fired central heating, primarily UPVC double glazing with some feature sash windows
- Historic property known as the former Forge circa 1820

Available with vacant possession no ongoing chain is this most appealing contemporary and characterful cottage. Positioned within the rural region of Rescorla, the property boasts two generous double bedrooms, two reception rooms, Sun Room, parking and a large garage. It offers a great proposition to own a characterful property whilst benefitting from it's modern improvements. The property is set to appeal to a great number of people including couples, families and retired and viewing to appraise internally is highly advised.

Accommodation in brief is comprised of a Sun Room, lounge, dining room, kitchen, utility, 2 bedrooms, bathroom. Outside is hardstanding parking for several vehicles which leads on to a large garage/workshop. Outside to the rear is a low maintenance very private patio garden which offers beautiful and peaceful seating areas.

The property has been improved over the last 12 months including new kitchen, new bathroom and partial rewire. Accompanying this is predominantly UPVC double glazed windows with some original sash windows in situ. Oil fired central heating.

Dating back to circa 1820 and known within the village as the former Forge which was home to the District Nurse of the area within the heart of the hamlet of Rescorla which is an attractive countryside setting nearby adjoining villages of Penwithick and Bugle. The property therefore benefits from more village amenities including convenience shops, schooling, take aways and a Church. It offers easy access to the A30 which lends service across Cornwall and beyond. The main town of St Austell is a little over 4 miles away and offers a good range of shopping, transport and other amenities.

Accommodation

Entrance

Barn door style UPVC door opens to sun room.

Sun Room

12' 4" x 5' 8" (3.76m x 1.73m) A great entrance reception room with windows to front and side enjoying countryside glimpse. Doors open through to dining room.



Dining Room

16' 6" x 10' 9" (5.03m x 3.27m) maximum Extremely characterful room with exposed stone finish and log burner. Unique tiled stair to first floor. Opening to lounge and opening to kitchen. Radiator.

Lounge

11' 1" x 11' 3" (3.38m x 3.43m) maximum including fireplace. A cosy lounge with feature log burner, window to front, radiator and TV socket.

Kitchen

12' 3" x 5' 8" (3.73m x 1.73m) A recently installed kitchen comprised of emerald green cupboards with wood work surface over and brass gold handles. Inset Bosch induction hobs and oven with Russel Hobbs hood over and china farmhouse sink. Space for washing machine, sash window to rear. Door opening through to utility room.

Utility Room

6' 0" x 6' 0" (1.83m x 1.83m) maximum. Irregular shape. A useful extension of the kitchen with space for fridge and freezer with wood working surface over. Window to rear garden. Door and window to side.

Landing

Doors to both bedrooms and family bathroom. Window with slate sill to rear garden. Loft hatch.

Bedroom 1

13' 1" (including entrance recess) x 12' 3" (3.98m x 3.73m) Window to front. Radiator. Integrated cupboard housing hot water cylinder.



Bedroom 2

12' 11" x 10' 0" (3.93m x 3.05m) Maximum Window to front. Radiator.

Bathroom

8' 9" x 6' 0" (2.66m x 1.83m) A classy bathroom incorporating a roll top bath, china pedestal wash hand basin, china close coupled WC. Towel radiator. Patterned glazed window to rear.

Outside

Outside store housing outside WC and boiler.

Garage

9' 2" x 26' 3" (2.79m x 7.99m) A generous garage with access from the garden and up and over door to front. Benefits from having power and light connected.

Gardens

The property's frontage is laid to a pebble courtyard seating area with iron gate opening and tiled path to front barn door. To the rear are steps leading to a private patio seating area with pretty border train sleepers and shrubs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at January 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.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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