



Description

A spacious four bedroom detached character cottage requiring refurbishment throughout situated in the popular village of Trewoon and a plot size of 0.18 acres. The property offers three reception rooms, kitchen, sun room, bathroom, utility room and separate WC to the ground floor, with four bedrooms and bathroom to the first floor giving views over open countryside to the rear. Of particular note are the large wrap-around gardens with greenhouses, summer house, double garage and on drive parking, with a large area of garden lying adjacent to the access lane which may, subject to any requisite consents, offer the potential for further extension or development and upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

The small village of Trewoon lies on the outskirts of St Austell and has a local convenience store, Post Office, salon and Church. St Austell has a range of shopping, leisure and educational facilities catering for all age groups, a mainline railway station and is readily commutable to the A30/A38 road networks.

Ground Floor

Entrance porch, hallway, kitchen/breakfast room with cloakroom off, sitting room, dining room with access to the sun room, snug, rear lobby, utility room and bathroom.

First Floor

Landing, four bedrooms and bathroom.

Outside

Large mature gardens wrap

around the property housing three greenhouses and a summer house, patio seating areas and lawns, with a particularly sizeable garden area lying to the side of the dwelling, set adjacent to the access lane leading to the parking area and double garage, with the overall plot size measuring 0.18 acres.

Viewings

Strictly by prior appointment with Stratton Creber St Austell

01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

C

Auctioneer's Note

A concrete screening test was carried out on the 15th November 2022



with a classification of A1. Measurements have been taken using the Promap Mapping System, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.