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# 7 LINHAY CLOSE, TREGREHAN MILLS, ST AUSTELL, PL25 3TN

A DETACHED THREE BEDROOM BUNGALOW ON A GENEROUS CORNER PLOT BENEFITING FROM LARGE GARDENS, OFF ROAD PARKING AND DOUBLE GARAGE IN A POPULAR VILLAGE LOCATION.

**\*\*NO ONWARD CHAIN\*\***

- ENTRANCE HALL • CLOAKROOM • DINING ROOM • LIVING ROOM • KITCHEN • CONSERVATORY • THREE DOUBLE BEDROOMS • BATHROOM • SHOWER ROOM • GENEROUS GARDEN TO REAR, SIDE AND FRONT WITH MANY MATURE PLANTS, SHRUBS AND TREES
- DOUBLE GARAGE • DRIVEWAY PARKING
- OIL FIRED CENTRAL HEATING •



**Guide Price: £450,000**



7 Linhay Close offers a rare opportunity to purchase a detached three bedroom bungalow in a tucked away end of cul-de-sac position in a popular village location.

Tregrehan Mills is a sought after rural village approximately two miles from the larger town of St Austell. St Austell is a main town that offers a large selection of shopping, entertainment, health and educational facilities and a main railway line. Tregrehan is situated within easy reach of the world renowned Eden project, Fowey and Charlestown.

#### APPROXIMATE ROOM SIZES:

DINING ROOM: 3.4m x 3.3m

KITCHEN: 4m x 2.8m

LIVING ROOM: 5.5m x 4.3m

BEDROOM ONE: 4.8m x 3.2m

BEDROOM TWO: 4.1m x 3.1m

BEDROOM THREE: 3.6m x 3.1m

GARAGE : 5.5m x 5.2m

#### **THE PROPERTY**

A glazed door to the front opens out into a generous sized entrance hall with a large storage cupboard and doors through to a cloakroom with WC and wash hand basin. The Dining room is immediately accessed from the entrance hall, a light room with full length window to the front and ample space for a family sized dining table.

Doors from the dining room open into to the kitchen and living room. The kitchen comprises both floor based and wall mounted units with integral double oven, ceramic hob with Bosch extractor hood over, sink and drainer unit with cupboards under. There is also space and plumbing for a washing machine and dishwasher. The kitchen boasts a lovely outlook over the rear garden and a door opening out to a rear patio area.

The focal point to the living room is the stone open fireplace and benefits from a large window to the rear overlooking the garden. Patio doors from the living room open out to the private patio area in the rear garden.

A door from the dining room leads to a hallway with further doors off to the three bedrooms, bathroom, large airing cupboard and louvered door to wet room with shower cubicle.

All three bedrooms are of sufficient size to fit a double bed along with other bedroom furniture, wardrobe, dresser etc.

The bathroom comprises matching pedestal wash hand basin, WC, bidet, bath. Tiled splashbacks, Obscured window to side. Extractor fan.

#### **OUTSIDE**

The bungalow occupies a generous corner plot with driveway parking and a large double garage containing the oil fired central heating boiler. The plot is bounded by mature hedges and boasts many specimen plants and shrubs. The front garden has been landscaped into level sections predominantly laid to lawn with attractive stone walling and a profusion of many specimen plants and flowers.

The rear garden is a level lawned area with a section of private patio offering a pleasant seating area. To the back of the property, accessed via the rear of the garage or immediately from the garden is a UPVC conservatory.

EPC BAND: Awaiting

COUNCIL TAX BAND: E







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