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STONEYBRIDGE COTTAGE, PAR, CORNWALL, PL24 2TY

A FOUR BEDROOM DETACHED CHARACTER COTTAGE IN A SOUGHT-AFTER RURAL LOCATION WITHIN GENEROUS MATURE GARDENS OFFERING LOVELY COUNTRYSIDE VIEWS.

****AN EARLY VIEWING IS CONSIDERED ESSENTIAL ****

- DINING ROOM • LIVING ROOM WITH FEATURE WOODBURNER
- KITCHEN WITH OIL FIRED HERITAGE RANGE • UTILITY ROOM
- CLOAKROOM • LANDING (CURRENTLY UTILISED AS AN OFFICE SPACE) • TWO DOUBLE BEDROOMS WITH JACK AND JILL EN-SUITE BATHROOM • TWO FURTHER BEDROOMS • FAMILY BATHROOM WITH SEPARATE WC • LARGE REAR GARDEN WITH MANY MATURE PLANTS • PONDS • ORCHARD • VEGETABLE PLOT
- AMPLE PARKING FOR A NUMBER OF VEHICLES • POTTING SHED • COUNTRY VIEWS •



PRICE: £595,000

Stoneybridge cottage is a rare opportunity to purchase a four bedroom detached character cottage in a highly sought after rural location with beautiful gardens laid predominantly to lawn containing mature plants, fruit trees, ponds and is bounded on one side by a small stream

The popular village of Tywardreath is within walking distance offering good local facilities. The village has its own primary school, butchers, small general store, fish and chip shop, hairdresser and local public house. The large town of St Austell is a drive of about 5 miles and the picturesque harbourside town of Fowey is about 4 miles.

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THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:

FRONT DOOR TO:

DINING ROOM: 4.5M X 3.6M. Central heating radiator. Window to front. Beamed ceiling. Built in wooden dresser unit with full height cupboards and shelves. Steps up to living room and step with door to kitchen.



LIVING ROOM: 7M X 5.3M. Windows to front and rear. Doors to front and rear. Central heating radiator. Beamed ceiling. Two feature fireplaces, one with wood burner on a slate hearth and feature granite ledges to the side. Some exposed stonework to walls. Alcove with built in shelves and cupboards. Stairs to first floor.



KITCHEN: 4.4M X 2.6M. Tiled flooring. Window to rear overlooking the garden. Range of floor based wooden kitchen units with matching wall mounted units comprising cupboards and drawers. Oil fired Heritage range cooker supplying cooking facilities and central heating. Space for cooker with extractor over. One and a quarter bowl stainless steel sink and drainer unit with cupboards under. Tiled splashbacks. Space for undercounter fridge and freezer. Space for dining table. Stable door with pane inserts and window to utility room.



UTILITY: 5.2M (MAX) 3.1M (MIN) X 2.3M. Tiled flooring. Windows to rear, side and front. Range of floor based wooden kitchen units with matching wall mounted units comprising cupboards and drawers. Stainless steel sink and drainer. Plumbing for washing machine. Space for tumble dryer and chest freezer.

CLOAKROOM: Pedestal wash hand basin with tiled splashbacks. WC. Extractor fan.

LANDING (Currently being used as an office space): Power points and amply space for a desk and chair. Window to side. Feature exposed timbers. Door to Bedroom four and opening into to hallway.

BEDROOM FOUR: 3.9M X 1.9M. Window to side. Central heating radiator. Space for bed and wardrobe.

HALLWAY: Loft hatch. Doors to bathroom, separate WC and further bedrooms. Airing cupboard with shelving.



BEDROOM THREE: 3.3M X 2.9M. Window to front. Central heating radiator. Space for double bed. Full-length built-in wardrobe. Storage cupboard with shelving.

BATHROOM: Window to rear. Central heating radiator. Vanity unit with cupboards under and wash hand basin. Panel bath with folding shower screen and wall mounted "Mira" electric shower.

SEPARATE WC: Velux window. Pedestal wash hand basin. WC.

BEDROOM TWO: 4.5M X 2.6M (some limited headroom) Windows to rear. Central heating radiator. Space for double bed and further wardrobes/bedroom furniture. Door to en-suite bathroom with Jack and Jill doors.



BEDROOM ONE: 3.9M X 3.8M. Windows to front. Central heating radiator. Exposed beams and timbers. Space for double bed. Full-length built-in wardrobe. Space for further bedroom furniture. Door to en-suite bathroom with Jack and Jill doors.



EN-SUITE JACK AND JILL BATHROOM: Split level. Window to side and front. Electric panel heater. Pedestal wash hand basin WC. Panel bath. Separate shower cubicle with "Triton" electric wall mounted shower. Access out to eaves storage.

OUTSIDE: The property is approached by a quiet country lane. To the front is a low stone wall and ample parking for multiple cars. A wooden pedestrian gate leads to the rear of the property and a private patio area offering a secluded and sheltered seating area. The rear garden comprises of extensive lawns adjoining farmland many borders and beds containing a wealth of well stocked plants including Roses, Camellias and Azaleas. There is a vegetable and soft fruit plot within picket fencing and two feature ponds, one a fishpond the other a wildlife pond. Steps from the lower section of garden lead up to the Orchard which contains Apple, Pear and Plum trees. The garden offer lovely rural country views across neighbouring farmland The raised orchard also contains a small fenced area with shed and an area to store, bins, compost, recycling etc.

GREENHOUSE

POTTING SHED

EPC BAND: Awaited

COUNCIL TAX BAND: D

SERVICES:

Oil fired central heating

Septic tank

Mains electric

Mains water on a sub meter from Chapel Farm.





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