

High Street, St. Austell, Cornwall

Asking Price: £375,000



Miller Countrywide are pleased to market this beautifully presented, versatile, three/four-bedroom, detached granite-built family home situated within a popular village area, offering off-road parking, large garage/barn and immaculate mature gardens.

The internal ground floor accommodation comprises entrance porch, large lounge with log burner, kitchen/diner, utility room, cloakroom, and reception/bedroom. The first floor provides landing with built-in storage/airing cupboard, large double bedroom with two single built-in storage cupboards, additional double bedroom, single bedroom, and family bathroom.

Externally, the front provides a small mature garden with gated access, orangery and off-road parking. There is access to the rear via both sides of the property. The rear offers a beautiful, private, enclosed landscaped garden laid to lawn and patio, offering a variety of mature trees, plants, bushes and shrubs. The garden also benefits from a log store, further timber shed, pond feature, seating area and large barn with attached garage. The property is complimented with oil heating, uPVC double glazing, mains water, electricity and private septic tank drainage. Council Tax Band - C. EPC - F.

The property is located within the semi-rural village of High Street which is on the edge of Lanjeth and between St Stephen and Trewoon. Located just 2.4 miles from St Austell which offers a wide range of retail and leisure facilities as well as a mainline bus and railway station and several well regarded schooling facilities.









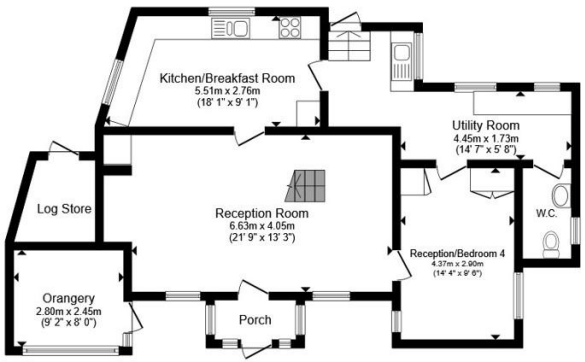




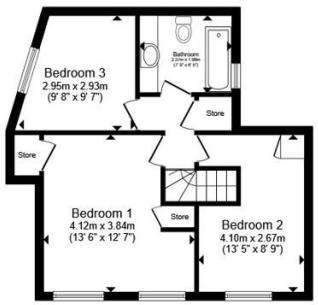




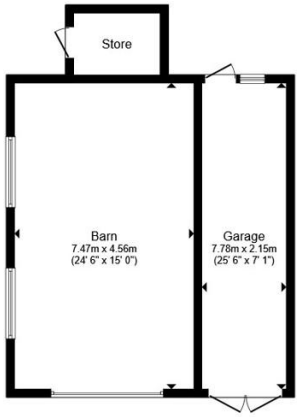




Ground Floor



First Floor



Outbuilding

Total floor area 150.5 m² (1,620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **C**

Tenure: **Freehold**

Viewing arrangement by appointment: **01726 66435**

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5-7 Fore Street, St Austell, Cornwall, PL25 5PX

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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