

Agar Road, ST. AUSTELL, Cornwall

Asking Price: £250,000

STRATTON CREBER







Available for the first time in many years, this delightful cottage offers a unique chance to create your dream home in a wonderfully convenient location. Tucked away yet perfectly placed for local amenities and transport links, the property combines privacy with practicality.

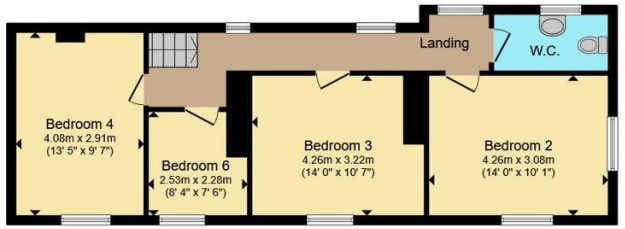
Set behind its own driveway with off street parking, the cottage opens onto a generous sized garden—a real highlight for anyone who loves outdoor space, gardening, or simply enjoying a peaceful setting with lovely sea views of Gribben Head and St Austell bay. There is also the potential for a small holding.

Inside, the layout is full of character and traditional features, providing a solid foundation for refurbishment. While the property requires modernisation, it presents an exciting blank canvas for those looking to put their own stamp on a home with genuine charm and history.

Whether you’re seeking a renovation project, a longterm investment, or a tranquil retreat close to everything you need, this cottage is a rare find with exceptional potential.



Ground Floor



First Floor

Total floor area 172.0 m² (1,851 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

STRATTON CREBER







Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01726 73254
E: staustell@strattoncreber.co.uk
47 Aylmer Square, St. Austell, Cornwall, PL25 5LJ

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.

Stratton Creber is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: STL_STL260067_R4PL_8