



Rivendell



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Ruddlemoor, St Austell, Cornwall PL26 8XF

St Austell 1.5 miles Charlestown 3.5 miles A30(T) Innis Downs
Roundabout 5.5 miles

A superbly presented five-bedroom residence of some 2,769 sq ft, double garage and attractive gardens – viewing to appreciate the property's qualities is highly recommended

- Entrance Hall
- Dining Room/Conservatory & Living Room
- First-Class Double Garage
- Delightful Gardens Freehold
- Council Tax Band E
- Fine Kitchen
- 5 Bedrooms, 1 En Suite & Bathroom
- Hobbies Room/Office
- Freehold
- EPC Rating A

Guide Price £520,000

SITUATION

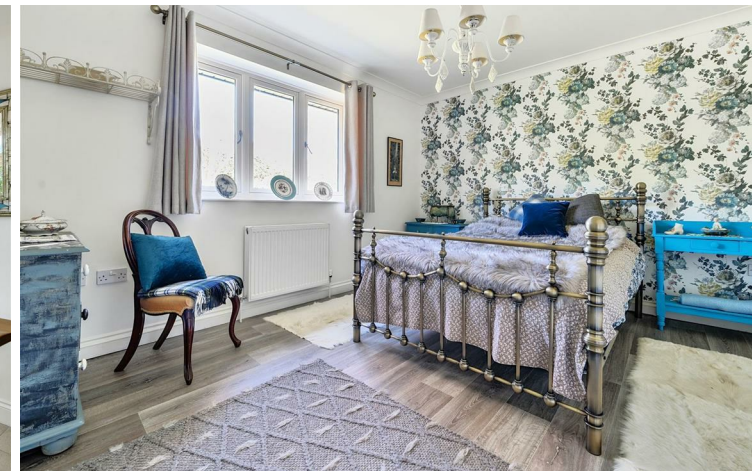
Rivendell is situated at Ruddlemoor in the St Austell River Valley about 1.5 miles to the north of St Austell. St Austell offers a comprehensive range of facilities and amenities, supermarkets and primary and secondary schooling. Popular attractions to the area include The Eden Project, the picturesque and attractive fishing harbour of Fowey and the more industrious historical harbour of Charlestown with its array of cafes, public houses and restaurants.

Rivendell is close to the myriad of various miles of walking and cycling along clay trails of the area and, indeed, it is possible to walk from Rivendell to the centre of St Austell. The property is also well afforded by good communication links with a station on the London Paddington line at St Austell and a junction to the A30(T) Innis Downs about 5.5 miles to the north.

BRIEF DESCRIPTION

The sale of Rivendell offers a tremendous opportunity to purchase a quality residence with fine accommodation that benefits from the highest EPC rating of A. The accommodation is delightfully presented with a variety of rooms which extend in total to about 1,821 sq ft.

In addition, there is an excellent double garage and multifunctional internal room. Complementing Rivendell are beautifully landscaped gardens with an array of flowers, trees and shrubs amongst pleasant seating areas.



THE HOUSE

From a covered Entrance Porch is a part glazed front door with opaque side light to an Entrance Hall, with two pairs of deep double Storage Cupboards, which opens to an internal Hallway and the Kitchen.

The Kitchen boasts a comprehensive range of matching base and eye level modern units with Quartz worktops to ceramic splashback and includes a deep wide ceramic sink unit with mixer tap; electric cooker range with five induction hobs and extractor hood over; integrated dishwasher, refrigerator and freezer and numerous cupboards and drawers - including a full height larder cupboard with pull out drawers. There is a stable style door to the rear garden from the Kitchen and also access through to the Dining Room/Conservatory with triple aspect and sliding double doors opening to outside seating areas.

The Living Room with wide picture window is well-proportioned with a wood-burner set in a patterned tiled fireplace with modern stone breast over.

There are 5 Bedrooms, one with En Suite with walk-in shower with rainshower, wc, vanity washbasin and chrome wall mounted towel radiator, and a contemporary Bathroom with free-standing modern bath, wc, vanity washbasin, walk-in shower with rainshower and chrome wall mounted towel radiator. Two bedrooms are currently used as a Study and a Sitting room.

THE APPROACH, GARAGING & HOBBIES ROOM/OFFICE

The approach from the public road is via a stone splayed entrance to tarmac drive leading up to a car parking and turning area adjacent to the lower level Garage with two electric roller doors, side personnel door and which benefits from an epoxy resin waterproof floor.

From the garage there are internal doors to a spacious multifunctional Hobbies Room/Office with lighting and power points at worktop height.

To the side of the garage is a brick paved parking area with low maintenance garden area beyond and the air source heat pump. Outside water tap.

THE GARDENS

From the car parking area, steps with wrought iron railings lead up to the open Covered Porch area and a raised pathway to enclosed side and rear gardens and there is also a stone path, which winds through shrubby beds with a variety of evergreen and deciduous plants and shrubs to a timber and bitumen felt Garden Shed about 6' x 5'.

The side and rear gardens are a particular feature of the sale and offer a mixture of low maintenance gardens with paved and gravelled seating areas with stone walled landscape terraces and steps which lead up to a cornerseating area enjoying views of the valley and immediate surrounds. To the rear of the house is a lawn garden with deep flower beds borders to Cornish hedge boundaries. The side and rear garden areas are dog friendly enclosed and are beautifully tended and looked after.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the centre of St Austell, take the B2374 towards Bugle. Drive under the viaduct, out of the town and through Trethewel and continue on to Ruddle Moor. Enter into the 30mph zone and Rivendell will be seen on the right-hand side shortly before the 20mph calming zone.

SERVICES

Mains water, electricity and drainage. Outside hot and cold water tap. Central heating via external 8.5 kW air source heat pump (2022) which was installed under the Domestic RHI Scheme – which attracts a quarterly Government Incentive scheme payment of About £400 per quarter August 2025 to February 2029. Double-glazed.

12 Photovoltaic Solar panels (2022) connected to the Feed in Tarriff.

Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02, EE, Three and Vodaphone likely inside, and 02, EE, Three and Vodaphone likely outside (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



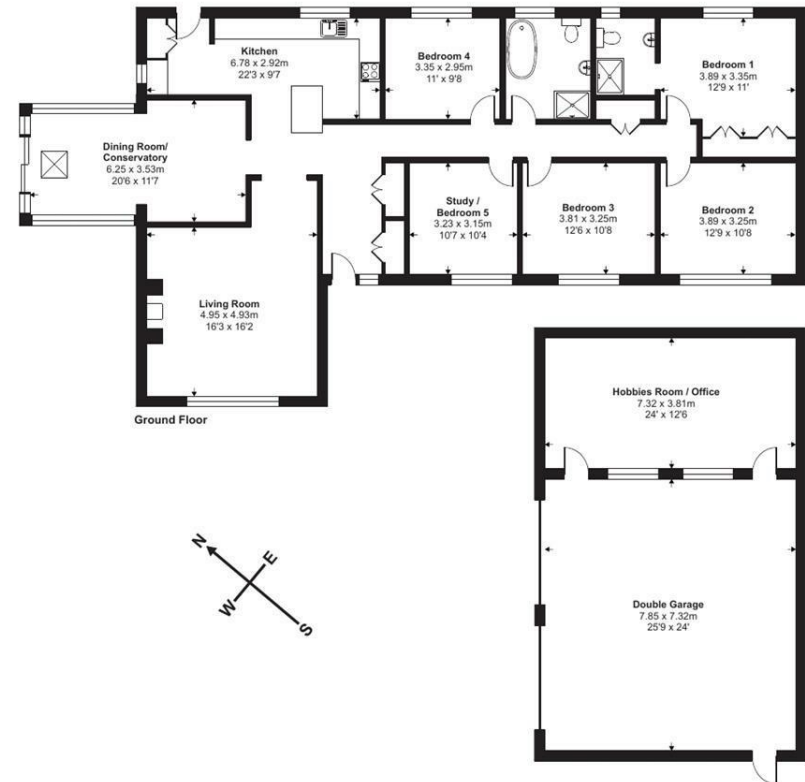
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		97	99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1821 sq ft / 169.1 sq m
 Garage = 948 sq ft / 88.1 sq m
 Total = 2769 sq ft / 257.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1270611



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