

STAGS

Wheal Martyn Cottage,

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Carthew, St Austell, Cornwall PL26 8XG

St Austell 2.5 miles A30(T) 5 miles

A well-positioned and presented character Grade II Listed period cottage with wonderful mature grounds, various outbuildings and first class garage - total of about .40 of an acre

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- Hallway & 2 Reception Rooms
- Kitchen
- Glazed Atrium & Utility Room
- Study
- Cloakroom
- 3 Double Bedrooms & Bathroom
- Beautiful Mature Gardens & Grounds
- First Class Detached Garage Building
- Freehold
- Council Tax Band C

Guide Price £549,500







SITUATION

Wheal Martyn Cottage is pleasantly situated in the River St Austell Valley and is well positioned to access St Austell about 2.5 miles and also the A30(T) Innis Downs Roundabout about 5 miles to the north. There is a station at St Austell on the London Paddington line. 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.

Wheal Martyn Cottage is close to various miles of walking and cycling along clay trails of the area.

DESCRIPTION

The sale of Wheal Martyn Cottage presents a fine opportunity to purchase a quality period cottage with a variety of fine and interesting rooms all set within extensive mature gardens and grounds which include a number of useful outbuildings and an excellent detached garage building.

Indeed, the residence's charming and character accommodation is fully reflect in its status as a Grade II Listed Building of Special Architectural or Historic Interest which include a number of fine features such as original fireplaces, tiled patterned hall, ceiling timbers and so forth. A most attractive and appealing property.

THE ACCOMMODATION

On the ground floor, a recessed part glazed front door opens to a Hallway with dado panelling, tiled patterned floor, balustrade stairs off to first floor and doors off to the Dining Room, Kitchen, Cloakroom and Sitting Room. The Dining Room includes an arched Victorian open fireplace with timber surround and mantle, slate hearth and timber fender and the Sitting Room, being a fine well-proportioned double aspect room, has a similar fireplace, picture rail and double aspect outlook to the front and rear.

The Kitchen with high ceiling includes a matching range of Shaker style base and eye level kitchen units with plate rack, rolled worktops to splashback tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for dishwasher, electric cooker range with triple oven with five rings and extractor hood over set in fireplace recess with splashback tiling and suspended timber mantle over, space for microwave and space for freestanding refrigerator freezer. Off the Kitchen is a glazed Atrium with two pairs of part glazed doors to the outside and linking access to a useful Utility Room and a fine Office with recessed wall shelf and rolled desktop surface.

On the first floor, around a balustrade tiered Landing with dado panelling, are three good Double Bedrooms – two with overstairs shelved cupboards – and a spacious Bathroom with panelled bath, wc, pedestal washbasin and double doors to Linen Cupboard and a built-in shelved Storage Cupboard.

THE GARDENS AND GROUNDS

These are a particular feature of the sale and offer fine, atmospheric and attractive gardens and grounds which lie all around the cottage with appealing areas of open lawn, numerous deep well stocked and mature central and side shrub and flower beds which are intersected by meandering stone chipped paths and all with mature Cornish stone hedge borders.

THE VARIOUS OUTBUILDINGS

There are a number of outbuildings included within the gardens and grounds as follows:-

1. An old stone and slate Store.
2. A timber and metal clad Summerhouse with expansive outside paved seating area.
3. A timber and wire mesh Aviary.
4. A timber and metal clad Store Building.
5. A timber and metal clad Aviary Building.

THE DETACHED DOUBLE GARAGE

A first class detached Garage Building (no vehicular doors and two windows to be installed) which was constructed around 2017/2018 with stone facing and block cavity walls under a pitched slate and under-felt roof. This is an excellent building within which it is considered there is potential to add a first floor, or mezzanine area if desired. (Mains electricity not connected).

Outside are additional areas of open car parking.

NB THE PIDGEON LOFT

Please note that the Pidgeon Loft adjacent to the garage building is not included within the sale and will be removed.

VIEWING

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

SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating. Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: EE variable outdoor and 02, Three and Vodaphone good outdoor (Ofcom).

DIRECTIONS

From St Austell take the B3274 towards the China Clay Museum. Drive out of the town passing under the railway viaduct. At Ruddlemoor, pass the entrance to the China Clay Museum on the left, and the entrance to Wheal Martyn Cottage will then be seen on the left after about 80 yards where there is a wide cut granite splayed pillared entrance. Drive through the pillars, follow the road around to the right in front of the water wheel and then take the first turning sharp to the right downhill. The car parking for Wheal Martyn Cottage is then the first on the left after about 20 yard.

WHAT3WORDS

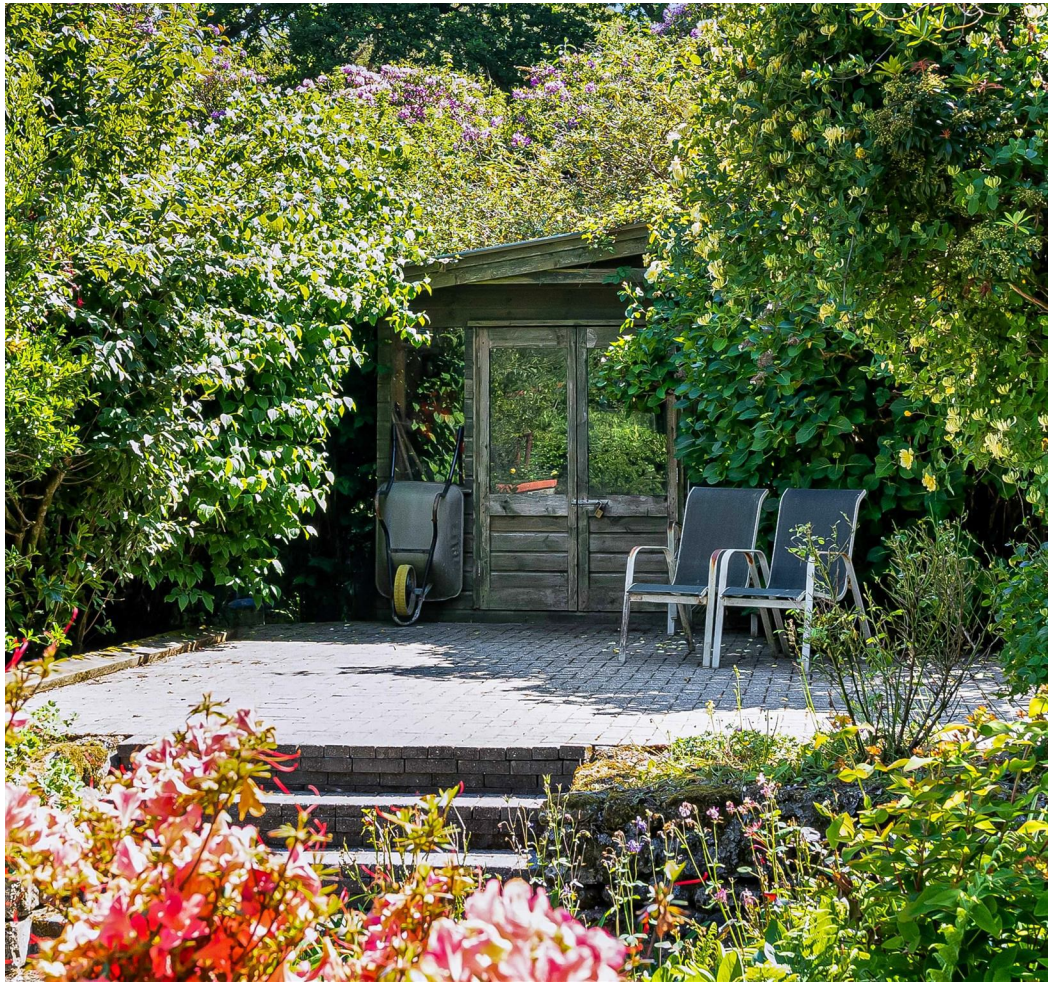
///firelight.ladders.january







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.



Approximate Gross Internal Area 1336 sq ft - 125 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 781 sq ft – 73 sq m
First Floor Area 555 sq ft – 52 sq m
Garage Area 389 sq ft – 36 sq m
Outbuilding Area 381 sq ft – 35 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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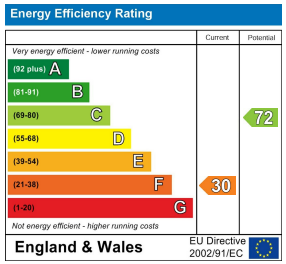

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