



# LITTLE PENGELLY COTTAGE

LOWER STICKER, ST. AUSTELL  
PL26 7JJ

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# LITTLE PENGELLY COTTAGE

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THREE BEDROOM COTTAGE WITH ONE BEDROOM  
ANNEXE

Little Pengelly Cottage is offered to the market for the first time in over forty years and early viewing is advised to truly appreciate this charming cottage.

In all, the accommodation comprises:- entrance, bathroom, living room, study, kitchen, pantry and utility room on the ground floor. To the first floor there are three bedrooms and shower room.

Externally, there is a one bedroom annexe with shower room, workshop, outdoor toilet, greenhouse and lovely mature gardens.

Freehold / Cornwall Council Tax Band C / EPC - D

GUIDE PRICE £595,000

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## THE PROPERTY

Little Pengelly Cottage is a charming cottage located in a quiet, rural position within the tiny hamlet of Lower Sticker. The property has been a loved family home, is well presented throughout, and is offered to the market for the first time in over forty years. The property is a semi detached cottage which has been extended and has a private driveway, beautifully presented mature gardens, workshop, greenhouse and outdoor toilet. In 2012 our clients sought planning permission to demolish an outbuilding and create a one bedroom annexe with shower room.

In all, the accommodation comprises:- entrance, bathroom, living room, study, kitchen diner, pantry and utility on the ground floor. To the first floor there are three double bedrooms and shower room. The annexe has one bedroom and shower room. Externally, the property is sat on a nice size plot with driveway parking for multiple cars and mature gardens.

An early viewing is highly recommended to truly appreciate the charm of this lovely cottage.

## LOCATION

The nearest village is Sticker which is approximately one mile away. Sticker is a thriving community on the western side of St. Austell town with a good selection of village facilities including shop, post office and public house. A very regular bus service connects to Truro and St. Austell. St. Austell has a wide range of amenities including several supermarkets, banks, building societies, restaurants, three popular golf courses and a main line railway link to London (Paddington). Truro is approximately eleven miles to the west, and the north and south coasts are easily accessible.

## IN GREATER DETAIL:-

### ENTRANCE

1.47 x 2.02 (4'9" x 6'7")  
Front door opens to:-

### HALLWAY

2.35 x 0.84 (7'8" x 2'9")  
Storage cupboard. Stairs rise to first floor. Doors to:-

### BATHROOM

2.05 x 2.89 (6'8" x 9'5")  
Bath with electric shower over. Hand wash basin with storage below. W.C. Dual aspect windows to the side. Radiator.

### LIVING/DINING ROOM

6.20 x 3.58 (20'4" x 11'8")  
Dual aspect windows to the front. Log burner. Radiator. A decent size room which could be used as a living room or living and dining room.

### STUDY

3.51 x 2.78 (11'6" x 9'1")  
Window to rear. Radiator. Storage cupboard. Versatile room that could be used as study, play room, snug or dining room.



### KITCHEN DINER

3.97 x 4.20 (13'0" x 13'9")  
A bright and airy social room with space for dining table. Two windows to side. French doors to rear. Base level units with worktops over. Integrated dishwasher and fridge. Induction hob and double oven. Radiator.

### PANTRY

1.70 x 1.21 (5'6" x 3'11")  
Pantry providing further storage. Shelving units. Light.

### UTILITY ROOM

2.32 x 2.36 (7'7" x 7'8")  
Base level cupboards with work top over and inset sink with drainer. Window to side. Door to rear. Space and plumbing for washing machine. Oil boiler. Space for further appliances.

### FIRST FLOOR:-

### LANDING

3.33 x 0.98 (10'11" x 3'2")  
Window to rear. Storage cupboard. Radiator. Access to attic. Doors to:-

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#### BEDROOM TWO

3.19 x 2.81 (10'5" x 9'2")

Double bedroom. Window to side. Radiator. Single fitted wardrobe.

#### MASTER BEDROOM

3.18 x 3.54 (10'5" x 11'7")

Decent size master bedroom with fitted wardrobes. Window to front. Radiator.

#### BEDROOM THREE

2.95 x 2.65 (9'8" x 8'8")

Double bedroom. Window to front. Radiator.

#### SHOWER ROOM

2.82 x 2.81 (9'3" x 9'2")

Dual aspect windows. Radiator. Tiled flooring. W.C. Hand wash basin with storage under. Shower cubicle. Airing cupboard. Loft access.

#### ATTIC

6.10 x 2.10 (20'0" x 6'10")

Pull down ladder. Velux window. Eaves storage. Fully boarded. Pitch ceiling. Hot water tank.

#### ANNEXE:-

Detached annexe built in 2012.

#### BEDROOM

3.29 x 4.44 (10'9" x 14'6")

French doors to the front. Window to side. Fitted wardrobes. Door to:-

#### SHOWER ROOM

3.28 x 1.12 (10'9" x 3'8")

Window to side. W.C. Electric heated towel rail. Hand wash basin with storage below. Shower cubicle with electric shower. Loft access.

#### OUTSIDE

The outside space at Little Pengelly Cottage is truly delightful, the approach to the property is via a private driveway providing plenty of parking for multiple cars. The gravelled parking area leads to the front door and there is a small front garden that is mainly laid to lawn with mature shrubs.

The rear garden can be accessed from the kitchen and the utility room where you will find a patio area and another area that is laid to lawn and boarded by mature shrubs. The main garden is a generous size which is laid to lawn with mature shrubs and trees, greenhouse and raised beds for growing your own fruit and vegetables.



#### OUTBUILDING

4.22 x 2.40 (13'10" x 7'10")

Detached outbuilding with two pedestrian doors. Lights and power. Could be converted into a detached garage subject to the necessary consents.

#### OUTDOOR TOILET

1.08 x 1.66 (3'6" x 5'5")

#### SERVICES

Mains electricity and water. Oil fired central heating. Private shared drainage with neighbouring property.

#### TENURE

Freehold.

#### COUNCIL TAX

Cornwall Council Tax Band C

#### EPC

Energy Performance Certificate

Current - 56D

Potential - 72C

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

Proceeding from Truro towards St. Austell on the A390 pass through the village of Grampound and take the right hand turning at Hewas Water signposted to Sticker. Proceed along this road and take the next right hand junction. Continue along this road and proceed straight at the cross roads. After a short distance, take the right hand junction with the sign "SOS Saddlery" and proceed along this road. Take the first right hand turning into the driveway for Little Pengelly Cottage.

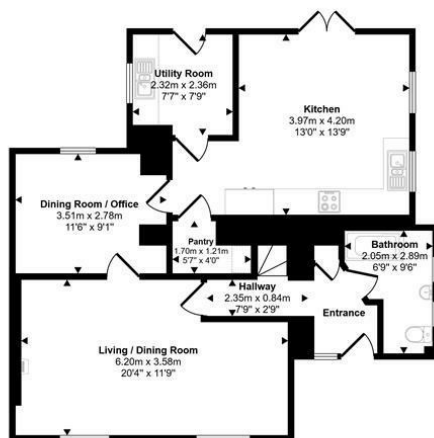
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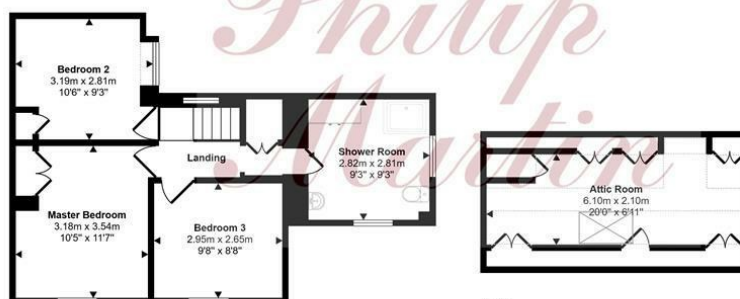
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Approx Gross Internal Area  
170 sq m / 1827 sq ft

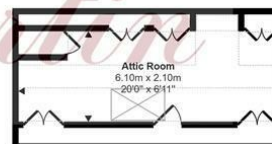


Ground Floor  
Approx 74 sq m / 802 sq ft

Denotes head height below 1.5m



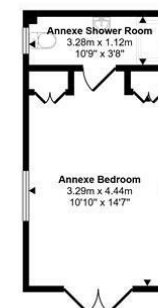
First Floor  
Approx 44 sq m / 478 sq ft



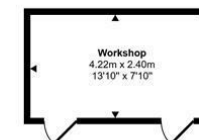
Attic  
Approx 18 sq m / 197 sq ft



Outdoor Toilet  
Approx 2 sq m / 19 sq ft

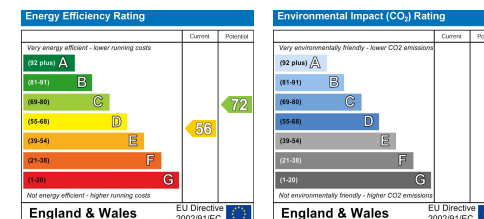


Annexe  
Approx 21 sq m / 222 sq ft



Workshop  
Approx 10 sq m / 109 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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