

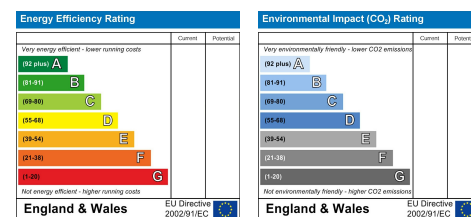
LOWER STICKER, ST. AUSTELL



KEY FEATURES

- Semi Detached Extended Cottage
- Four Bedrooms
- Kitchen/Dining Room
- Utility Room
- Bathroom, Shower Room and W.C
- Annexe with Income Potential
- Enclosed Garden
- Driveway Parking
- Quiet, Desirable Location
- No Chain

ENERGY PERFORMANCE RATING



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



OAK TREE COTTAGE, LOWER STICKER, ST. AUSTELL, PL26 7JH

FOUR BEDROOM HOUSE SITUATED IN RURAL LOCATION SOLD WITH NO CHAIN

This four bedroom semi detached extended cottage is situated in a semi rural location on the outskirts of Sticker, enjoying wonderful far reaching countryside views. In all, the accommodation comprises; entrance porch, kitchen/breakfast room, utility room, shower room, sitting/dining room, study, three bedrooms, bathroom and a separate w.c. There is ample driveway parking, an enclosed garden and a one bedroom annexe that is ideal for income potential or a dependant relative. Being sold with no chain, viewing is essential.

EPC - TBC. Freehold. Council Tax - E.

GUIDE PRICE £425,000

THE PROPERTY

Oak Tree Cottage is a wonderful four bedroom semi detached, extended cottage situated in a semi rural location on the outskirts of Sticker, enjoying wonderful far reaching countryside views. The property is much larger than first apparent and enjoys a private, peaceful setting. Occupying a generous plot, with plenty of parking and a sizeable garden that is completely enclosed and surrounded by farmland. There is also a one bedroom annexe that is ideal for those looking to generate an income or alternatively for a dependant relative. In all, the accommodation comprises; entrance porch, kitchen/breakfast room, utility room, shower room, sitting/dining room and bedroom four/study to the ground floor with three double bedrooms, a spacious bathroom and a separate w.c. to the first floor. The property is being sold with vacant possession and no onward chain, viewing is highly recommended.

LOCATION

Nearby Sticker is a thriving community on the western side of St. Austell and with a good selection of facilities including shop, post office and public house. A regular bus service connects Truro through to St. Austell and obviously both centres offer a wide range of amenities including supermarkets, banks, building societies, restaurants as well as being close to popular golf courses and a main line rail link to London (Paddington). Both north and south Cornish coasts are also easily accessible and it lies on the edge of the scenic Roseland Peninsula and hence many south Cornish beaches and harbourside villages are all with in a few minutes driving distance.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

SITTING ROOM

12'11" x 11'8" (3.96m x 3.56m)

Window to front with feature fireplace housing wood burning stove. Radiator.

DINING ROOM

14'4" x 8'7" (4.37m x 2.64m)

Window to front with stairs rising to first floor. Radiator.

KITCHEN/BREAKFAST ROOM

19'3" x 14'4" (5.87m x 4.37m)

Dual aspect Farmhouse style large kitchen/breakfast room with door to front and rear as well as into the utility room. Remodelled and modernised to create a spacious social space with large central island. Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset ceramic sink and drainer unit with oil fired Aga, plumbing for dishwasher and integrated electric oven.

UTILITY ROOM

Door to side accessing garden and window to rear. Space and plumbing for washing machine and tumble dryer. Inset sink and drainer unit with door into;

SHOWER ROOM

7'4" x 4'0" (2.26m x 1.24m)

Obscured window to rear and comprising; shower cubicle, pedestal hand wash basin and low level w.c.

BEDROOM FOUR/STUDY

9'8" x 7'8" (2.97m x 2.34m)

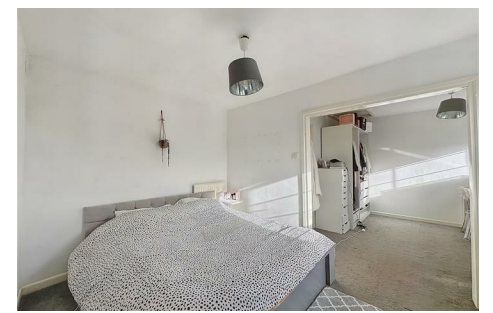
Window to rear. Radiator.

FIRST FLOOR

BEDROOM ONE

12'0" x 9'1" (3.68m x 2.79m)

Dual aspect double bedroom with window to front and side enjoying far reaching countryside views. Fitted wardrobes. Radiator.



BEDROOM TWO

12'4" x 10'7" (3.76m x 3.23m)

Dual aspect double bedroom with windows to front and side enjoying far reaching countryside views. Built in wardrobes. Radiator.

BEDROOM THREE

12'2" x 8'5" (3.71m x 2.59m)

Window to front. Radiator.

BATHROOM

9'4" x 7'3" (2.87m x 2.21m)

A spacious bathroom with obscured window to rear. Tiled flooring comprising; shower cubicle, bath, pedestal hand wash basin and low level w.c. Extractor fan and heated towel rail.

W.C.

Obscured window to side, pedestal hand wash basin and low level w.c.

ANNEXE

19'1" x 13'8" (5.82m x 4.17m)

A well converted one bedroom annexe comprising; an open plan bedroom, dining area and kitchenette as well as a wet room. This provides the perfect income opportunity or alternatively would be ideal for dependant relatives.

OUTSIDE

The property benefits from its own private driveway that provides parking for numerous vehicles. Occupying a generous plot, the property is bordered by farmland and is enclosed garden with mature Cornish boundaries that are therefore perfect for children and pets. There is also a decking area with a timber summer house that enjoys the sunny aspect throughout the day.

SERVICES

Mains water and electric. Oil fired central heating and private drainage.

N.B

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

TENURE

Freehold.

COUNCIL TAX

E.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 and on entering Hewas Water take the right hand turning to Sticker. Proceed up the hill and on the brow of the hill before entering the village take the right hand turning at the crossroads. Follow this road, passing M A Grigg Country Store and Oak Tree Cottage can be found after a short distance on the left hand side.

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.

DATA PROTECTION

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