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Sandy Bottom

Sandy Bottom, 4, Tyller Hernen, St Austell, Cornwall, PL25 4GF



Edge St Austell Charlestown & Porthpean  
¾ of a mile Pentewan 2 miles Mevagissey  
3 miles

A beautifully presented detached four bedroom modern house, garage and garden close to Charlestown, Duporth and Porthpean - Mews location

- Entrance Hall with WC
- Kitchen & Dining Room
- Garden Room Extension (New 2024) & Living Room
- Main En Suite Bedroom & 3 additional Double Bedrooms
- Bathroom & Shower Room
- Multiple Car Parking
- Detached Garage
- Front Gardens & Rear Enclosed Gardens
- EPC Rating B
- Freehold, Council Tax Band E

Guide Price £450,000



#### SITUATION

Sandy Bottom is ideally situated on the southern edge of St Austell to access the facilities and amenities of this popular and scenic area.

The house is located about ¾ mile is the historic harbour of Charlestown offering a range of restaurants, public houses, gift shops and so forth around the original harbour. This stretch of coastline is renowned for its scenic walks along the Southwest Coastal Footpath and there is a beach at Porthpean about ¾ of a mile. There are golf, rugby, football, cricket and sailing clubs in the area, as well as further recreational facilities and amenities in St Austell including a comprehensive range of shopping, supermarkets, cinema, primary and secondary schooling and banking, as well as a station on the London Paddington line.

The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 16 miles to the south-west.

#### THE HOUSE

Constructed in 2020, Sandy Bottom presents to the market a modern and delightfully presented detached four double bedroom house with multiple car parking, garage and gardens. The house is ideally located to access this popular area. There are glimpses of the sea at St Austell Bay during the winter months from first and second floors.

Sandy Bottom is situated at the end of a private driveway shared by four detached houses. To the front of the house is car parking and turning for a several vehicles, as well as a driveway to the detached Garage.

The accommodation is arranged over three storeys as shown on the attached floor plan. On the ground floor a part glazed front door opens to a Entrance Hall with turning stairs off to the first floor. From the Entrance Hall there are doors off to: a Cloakroom with wc; a fine double aspect Living Room with doors opening to an outside paved seating area; and a Kitchen and Dining Room. The Kitchen includes a matching base and eye level U-shaped range of Shaker style kitchen units with stainless steel single drainer sink unit with vegetable bowl and mixer tap, fan assisted oven and separate oven and grill with four mains gas rings and extractor hood over, integral refrigerator and freezer, integral dishwasher and underlighting.

The Dining Area opens to a Garden Room (added in 2004) with double aspect, large and impressive central lantern and double doors opening to the outside paved seating area.

All of the ground floor benefits from porcelain wood effect tiled floors, downlighters and the Garden Room boasts electric underfloor heating.

On the first floor is: a Master Bedroom with double aspect and an En Suite Shower Room with shower, wc, suspended washbasin and chrome wall mounted towel radiator; Family Bathroom with white suite comprising panelled bath, suspended washbasin, wc and tiled shower cubicle, as well as chrome wall mounted towel radiator and porcelain wood effect tiled floor; and Bedroom 4 with large window to rear aspect.

The second floor presents Bedrooms 2 and 3 with double aspect Velux windows and a central Shower Room with tiled shower, wc, suspended washbasin and chrome wall mounted towel radiator.

#### THE GARDENS

Immediately to the front of the house are low maintenance beds. To the southeast, a grass area with hedge enclosed boundaries. There are gated accesses to either side of the house which lead through to a fence enclosed and dog friendly rear garden with paved seating area and level lawn.

#### THE DETACHED SINGLE GARAGE

With side pedestrian door, up and over vehicular door, lighting and power.

#### VIEWING

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

#### DIRECTIONS

From Truro on the A390, proceed into St Austell. Pass Asda and at the next set of traffic lights turn right into Porthpean Road towards Duporth. Continue straight over at the roundabout and after about a further 40 yards turn right into Tyller Hernen. Follow the drive around to the left, at Sandy Bottom is on the right at the end.

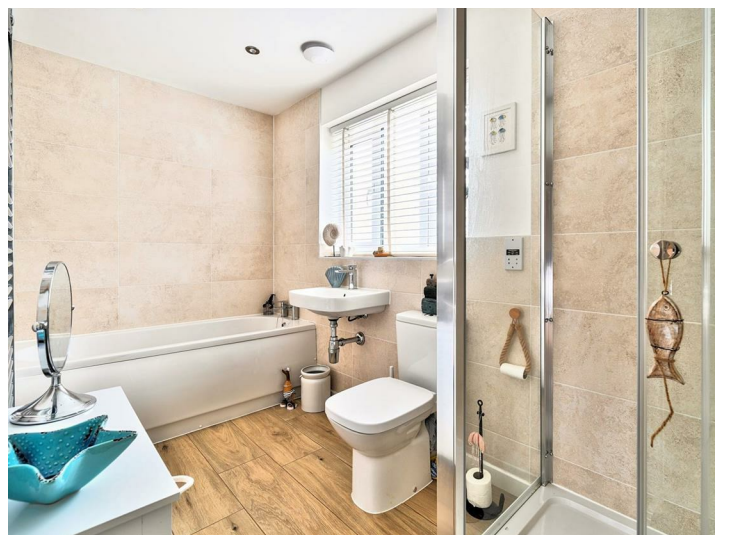
#### SERVICES

All mains services connected. Mains gas fired central heating.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: 02, EE, Three and Vodafone good indoors and outdoors (Ofcom).

#### MANAGEMENT COMPANY

There is a management company and the annual estate maintenance service charge is about £167.18 pa.



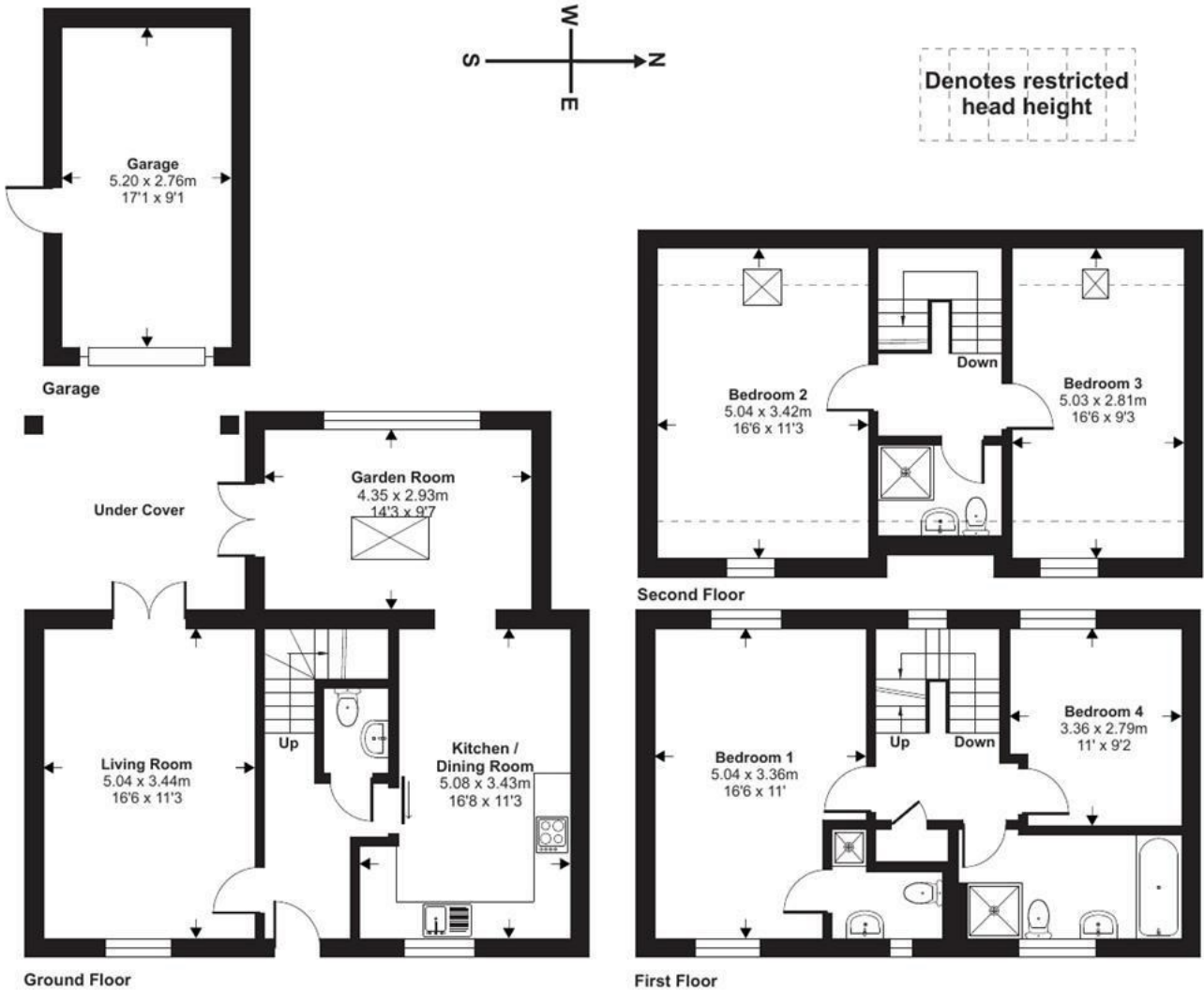
Approximate Area = 1450 sq ft / 134.7 sq m (exclude under cover)

Limited Use Area(s) = 87 sq ft / 8 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1691 sq ft / 157 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). ©nxtchecom 2026. Produced for Stags. REF: 1417099

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Energy Efficiency Rating		Current	Potential
(91-100) A	(81-90) B	83	93
(71-80) C	(51-60) D		
(51-60) E	(31-40) F		
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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