

An Boskel

STAGS

An Boskel

Rice Lane, Gorran Haven, St Austell, Cornwall, PL26 6JF

Mevagissey 3.5 miles Gorran Haven Beach and Quay 250 yards St Austell 9 miles Truro 15 miles

In a commanding position off Rice Lane and enjoying views to the sea, a fine detached three/four bedroom bungalow with well-maintained gardens and double garage

- Front Conservatory
- Well-proportioned Reception
- Dining Room/Bedroom 4
- Attractive Gardens & Double Garage
- Bathroom & 2 Shower Rooms
- Reception Hall
- Large Kitchen
- 3 Other Bedrooms
- Potential to Convert the Roof Space (stp)
- Freehold. Council Tax Band E

Guide Price £550,000

SITUATION

Gorran Haven is a sought after and popular coastal village which boasts its delightful sandy beach and stone quay, adjacent to National Trust land and all situated in an Area of Outstanding Natural Beauty. The coastal footpath offers scenic walks to the south via Maenease Point to Vault Beach and to the north lies Chapel Point and Mevagissey.

The village itself offers a range of local amenities with a more extensive selection found at Mevagissey arranged around its myriad of cobbled streets and charming inner and outer harbours. The town of St Austell is about 9 miles to the north offering a wider range of facilities including comprehensive shopping, banking, schooling and recreational amenities. Some 16 miles to the west is the cathedral city of Truro which forms the retailing, administrative and cultural centre of the county.

Both St Austell and Truro have mainline railway stations connecting with London Paddington, whilst Newquay Airport on the north coast offers a number of scheduled domestic and international flights.

DESCRIPTION

The sale of An Boskel presents a tremendous opportunity to purchase a fine detached three or four bedroom bungalow standing in a commanding position enjoying views down Rice Lane over Gorran Haven to the sea and coastline to stretching the east towards Plymouth.

An Boskel could be occupied as a three or four bedroom property or alternatively there is potential to create a self-contained annexe if desired - subject to any necessary consents and approvals. Outside is a well-maintained and delightfully presented garden with impressive pond as well as a detached block double garage.







THE BUNGALOW ACCOMMODATION

At the front of the bungalow is a uPVC Conservatory with triple aspect which fully enjoys the views to the sea from which a part opaque uPVC front door with matching side light opens to an inviting central Reception Hall providing access to most of the rooms within the bungalow.

There is a particularly fine and well-proportioned Living Room with open fireplace (LPG gas point) with timber surround and mantle with inset tiling to timber fender and double aspect including fine wide picture window taking in the views.

The double aspect spacious Kitchen offers a matching range of base and eye level units with rolled worktop surfaces to part splashback tiling, stainless steel single drainer sink unit with vegetable bowl, space and plumbing for washing machine, dishwasher, space for freestanding wide American style refrigerator freezer and range cooker with electric oven and LPG rings. From the Kitchen a part opaque glazed door opens to rear Porch with triple aspect, tiled floor and part glazed door to outside.

There is a good Dining Room with double-glazed doors to outside seating area - which could be used as a Fourth Bedroom if desired.

The Bathroom includes a cast iron panelled bath, wc and vanity washbasin with tiled walls to half height and adjacent is a separate small Shower Room.

Also off the Reception Hall is a Bedroom with views to the sea and coast and off the Reception Hall is access through to an Inner Hall, which could be used as a Study or Play Area off which are two further Bedrooms and a Shower Room with tiled shower cubicle with electric shower, pedestal washbasin and wc.

NB: It is considered that the Inner Hall, Shower Room, Second and Third Bedrooms could be altered and adapted to create a separate self-contained annexe if desired – subject to any necessary consents and approvals.

THE GARDENS

These wrap around An Boskel and are a particular feature of the sale. They are well tended and present a variety of attractive areas laid mainly to lawn with flowering shrub borders. On the western side of the bungalow is a large garden pond with paved perimeter which is intersected by an arched bridge. Adjacent, and with access from the Dining Room/Fourth Bedroom, are tiered level paved seating areas.

On the north-eastern side is an aluminium framed Greenhouse about 12' x 8' with internal staging adjacent to which is a vegetable garden.

DOUBLE GARAGE

At a lower level, adjacent to the entrance driveway, is a block and bitumen felt detached double garage internally divided by a block wall. (The right-hand garage is currently in need of some updating and improvement).

VIEWING

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

DIRECTIONS

On entering Gorran Haven from Gorran Churchtown, drive down the hill, pass the entrances to Portheast Way and Wansford Meadows. Continue down the hill, follow the road around to the right towards the car park, pass the entrance to Willsmoor, follow the road round to the left, pass the entrance to The Nook and the entrance to An Boskel is then seen on the left-hand side (as delineated by Mariners). An Boskel is up on the left-hand side.

SERVICES

Mains water, electricity and drainage connected. Night storage heating. LPG/electric cooking. Double-glazed.

Mobile telephone: EE, Three and 02 good outdoor and Vodaphone variable outdoor (Ofcom). Broadband: Standard and Superfast available (Ofcom).

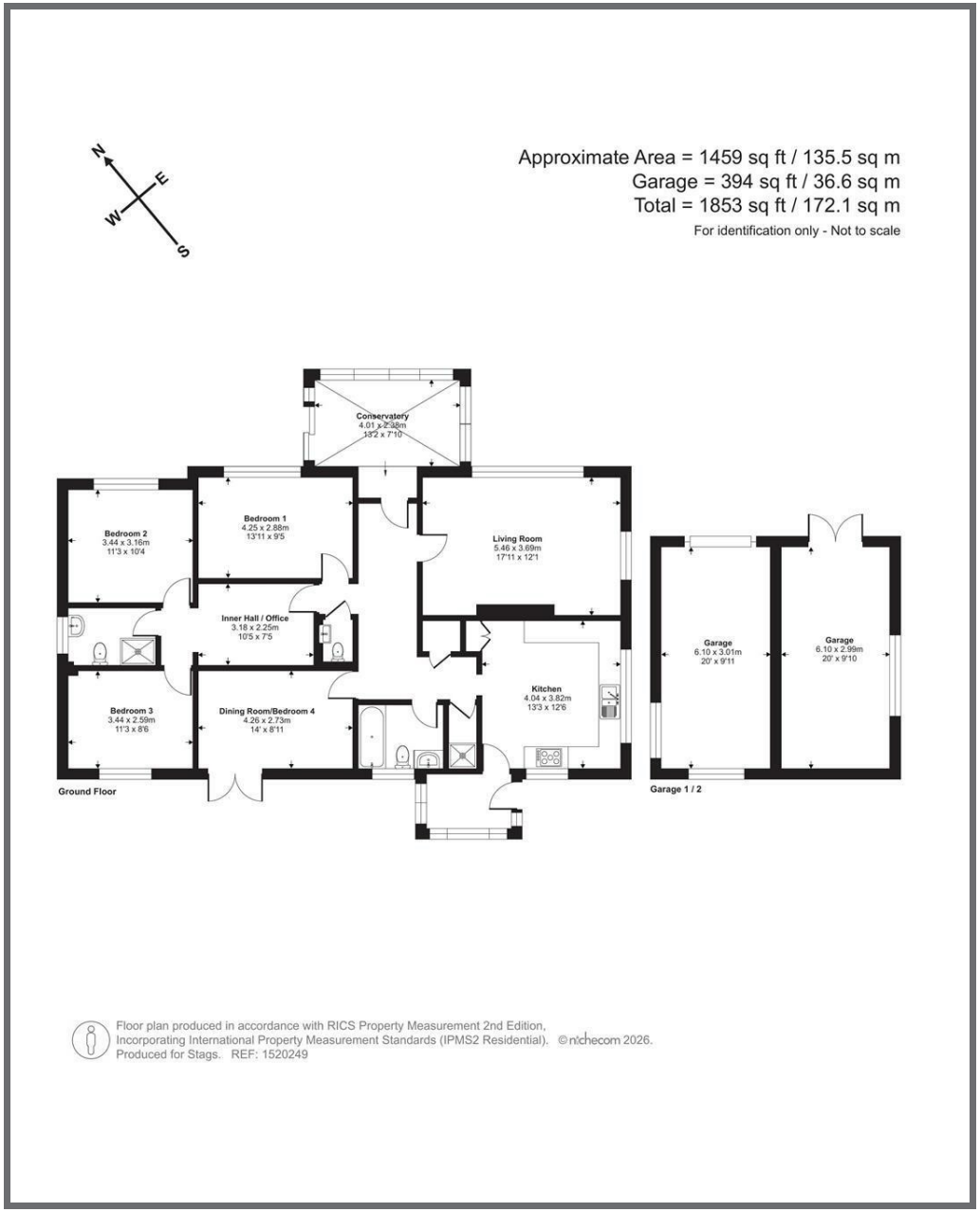




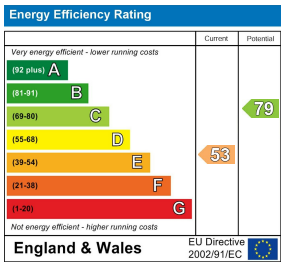


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