MAY WHETTER & GROSE

THE OLD POLICE HOUSE 107 CHARLESTOWN ROAD, GUIDE PRICE £695,000



** OFFERED WITH NO ONWARD CHAIN **
LOCATED A SHORT DISTANCE FROM THE HISTORIC WORLD HERITAGE PORT OF CHARLESTOWN IS THIS IMPECCABLY PRESENTED HISTORIC GRADE TWO LISTED FAMILY RESIDENCE WHICH HAS BEEN SYMPATHETICALLY AND EXTENSIVELY RENOVATED TO AN INCREDIBLY HIGH STANDARD BY THE CURRENT OWNERS WHILST HONOURING THE HISTORY AND CHARM OF THIS FORMER POLICE HOUSE. SET WITHIN WONDERFUL LANDSCAPED GARDENS WITH PARKING TO THE REAR ALONG WITH TWO RESTORED OUTBUILDINGS
** PLEASE SEE AGENTS NOTES AND THE EXTENSIVE RENOVATION WORKS LIST WITHIN THE BROCHURE **
** EPC - C **



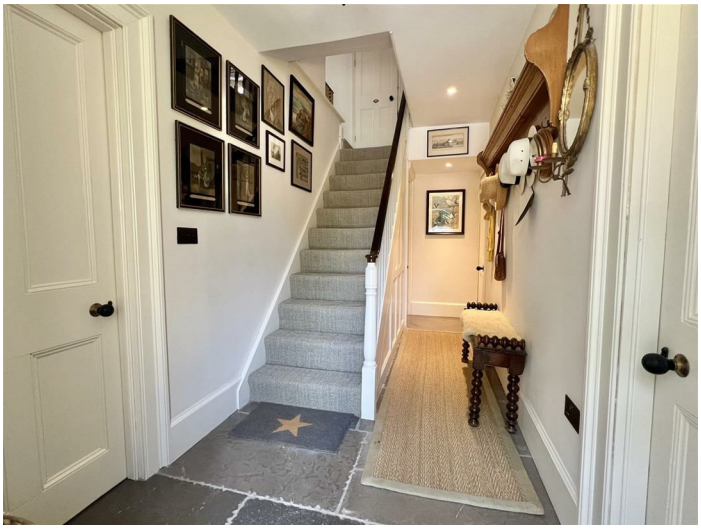


Directions:
From St Austell come past Penrice Academy on your right hand side heading down towards the port of Charlestown, past the turning of Church Road on your left. Approximately 150 yards the property is set back on the right hand side opposite the children's recreational park area. Please note just before the property there is a shared access lane which leads down to the parking at the rear.

History
Steeped in local history this former Police House features in many historic articles and books, the most recently within "BATTEN DOWN THE HATCHES" by well renowned local historian Lyndon D Allen.

Accommodation:
The property is set back behind a stone built wall with pedestrian gated access giving access to a beautiful cottage styled garden, to both sides of the paved pathway offers an abundance of shrubbery and plants. Front door with glazed light panel above, courtesy lighting to the side, and antique styled door knocker instantly elevating the door's curb appeal while adding authentic heritage charm, along with original restored box sash windows.

Entrance Hall



A warm welcoming hallway with" Ca Pietra Hazelbury" Limestone tiled flooring benefiting from underfloor heating. Carpeted staircase to the first floor with under stairs WC cloakroom.

WC:
3'7" x 4'11" (1.10m x 1.52m)



Low level WC with hidden cistern, basin set into a vanity storage unit beneath.

Reception Room:
10'7" x 24'3" (max) (3.25m x 7.40m (max))



Formerly two rooms now creating one wonderful social living space with a abundance of natural night from three sash windows, one to the front with deep display sill, and two to the rear with window seats beneath enjoying the outlook over the sunny aspect garden. Solid wood flooring runs throughout this stunning room. Within the lounge area there is a reclaimed ornate slate fireplace and hearth with Chesney Woodburner fire. In the dining area are beautiful restored storage cabinets and display shelving, finished in a "Little Green" borington green which blends seamlessly into the room.







Reception Room Two Snug
11'10" x 10'0" (3.63m x 3.05m)



This cosy snug is situated to the front. The focal point is a Georgian cast iron fireplace set onto a slate hearth with mantle surround, complemented by arched and lit display shelving to both sides. A restored sash window enjoying an outlook over the garden.



Kitchen:
11'5" x 15'7" (3.50m x 4.75m)



Extended by the current owners, creating this bespoke "Neptune" kitchen and utility room. This British craftsmanship's firm are celebrated for their timeless, country-to-contemporary heritage high end finished. It has been thoughtfully designed and laid out and offers ample floor and wall cabinets complemented with Neptune kitchen wall lights, stone work surfaces incorporating a Belfast sink with "Perrin & Rowe" Mixer Tap. Double glazed sash windows above enjoy the fabulous sunny aspect rear garden. Flagstone slate flooring. High end integrated Bosch fridge freezer, dishwasher, a Rangemaster Elan with Induction hob and hot plate, with discreetly hidden extractor with lighting above. A central island incorporating further draws, cabinets, integrated waste bin plus open display shelving. Tucked back in the corner are double doors opening to a larder cupboard with draws beneath.





Utility Boot Room:
4'11" x 8'1" (1.52m x 2.47m)



The seamless flow flag stone slate flooring leads into the the utility boot room with part exposed stone wall. Kitchen work surface and splash back incorporating sink and mixer tap, with cabinet storage to the side and beneath. Space and plumbing for white good appliances.



Carpeted staircase leads to the landing, with original and restored exposed floorboards. Doors to all three double bedrooms of which each offers matching reclaimed cast iron feature fireplaces, elegantly appointed family bathroom and separate shower room.

Bathroom:
10'4" x 8'6" (max) (3.17m x 2.60m (max))



Located to the rear from its elevated position, enjoys fabulous views from a double glazed sash window. elegantly appointed and finished with tiled flooring, and shower area. A Roper Rhodes double ended free standing bath with mixer tap and separate shower head attachment. Low level WC and hand basin set into a vanity storage beneath and marble display top. Door into shower cubicle with rain effect ceiling mounted shower head and separate attachments. Discreetly hidden behind the door a period styled heated towel rail.









Laundry Room
Door through into laundry and airing cupboard. Fabulous use of space which incorporates the boiler system.

Bedroom:
11'3" x 11'11" (3.44m x 3.65m)



Enjoying a garden and woodland outlook from a sash window with deep display sill. Two sets of double doors into built in wardrobes. Behind the bed attractive coloured wood panelling with "Pooky" wall mounted reading lights. Exposed wood floorboards and period styled radiator finish the room.



Bedroom:
11'11" x 12'0" (3.64m x 3.67m)

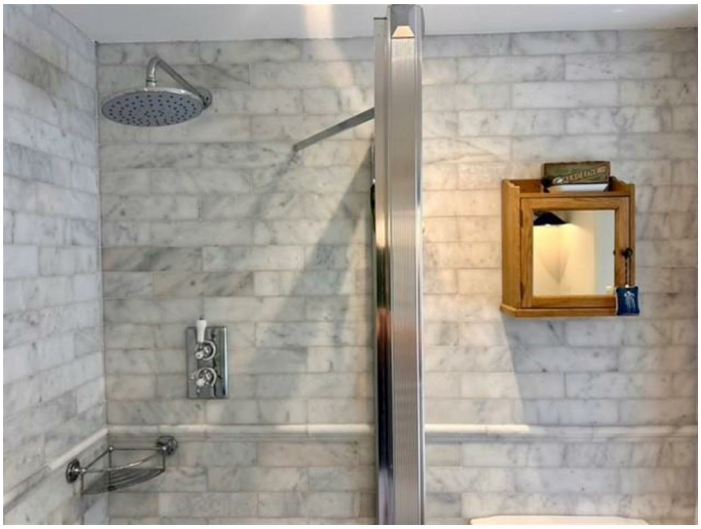


Original restored exposed floor boards plus a slate hearth and reclaimed open fireplace surround. Period style radiator. Restored sash glazed window to the front with deep display sill. Finished with coloured wood panelling with "Pooky" wall mounted reading lights.

Shower Room:
6'8" x 7'1" (2.04m x 2.18m)



Situated to the front, superbly appointed with "Mandarin Stone" marble tiles. Comprising of low level WC, large hand basin and door opening to shower cubicle. Period styled chrome heated towel rail to the side.







Outside



Bedroom:
11'1" x 12'6" (3.38m x 3.83m)



A welcoming frontage enclosed by the granite and stone built wall. To the rear enjoys a fabulous sunny aspect private rear garden which has been thoughtfully designed, incorporating beautifully stocked areas with an abundance of shrubbery and plants. A flag stone tile paved raised patio is ideal for alfresco dining and entertaining. Steps and pathway with pebble stone base leads to further raised planter borders and down to an additional seating area and gateway to the parking. The parking area incorporates one vehicle and could be developed as a garage subject to any necessary planning permission. Further off road parking is permitted directly outside the property. There is also a generous sized storage facility.

The third double bedroom. Impeccably finished to a high standard with the exposed restored flooring continuing through. Period radiator beneath the sash window. Open fireplace surround with slate hearth. Wood panelling with " Pooky" over bed reading lights.





Storage
9'2" x 13'3" (2.80m x 4.05m)
The restoration of the outbuildings included re-roofing with reclaimed Delabole Rag Slate which can be seen from the exposed high beamed open truss roof area. Updated electric system now offers both power and light. This fabulous addition and ideal for all your outside storage needs and can be accessed from the main garden area or from the lane.

Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

Floor Area: 142sqm 1528sqft
The floor area measurement is taken from the EPC. Approx 142sqm 1528sqft

Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

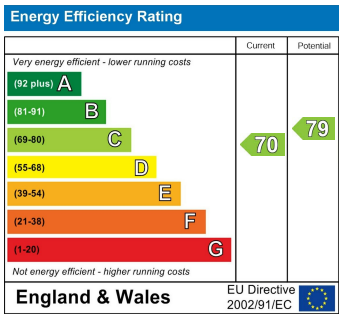
Council Tax Band - C

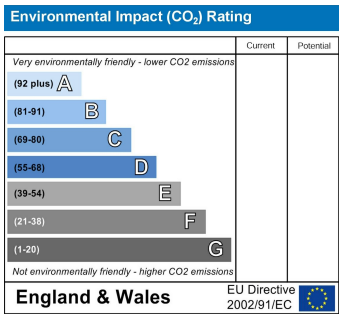
Renovations Specification List
The Old Police House,

House is Grade II Listed (circa 1810-1820) outbuildings are not listed and are on separate Title Deeds

Bought by the present owners in the summer of 2022 , extensively and sympathetically restored and extended between 2022 – 2024 to include:

1. Original roof removed to allow for major structural timberwork repairs to take place , re roofed with reclaimed Delabole rag slate . Installation of hardwood fascia boards, cast iron gutters and down pipes on house
2. Interior taken back to original stonework , replastered with lime render on front and rear elevations internally.
3. Ground floor area required taking up, new concrete slab laid with underfloor heating installed . Ground floor tiled in Ca Pietra Hazelbury Limestone to kitchen and hallway. Lounge/ dining area & Snug has new wood flooring.
4. Joinery – Original box sash windows restored , new box sash windows installed in extension to match existing. All internal doors original and restored with NEW ironmongery . New skirting boards, architraves and linings. Original staircase and cupboards in lounge all restored. First Floor floorboards original and restored.
5. Extended to create kitchen , utility room and 2nd bathroom . Mandarin Stone marble tiles to shower room of original house . Neptune kitchen including larder, Bosch fridge freezer, Bosch dishwasher. Belfast sink in kitchen with Perrin & Rowe Mixer Tap.
6. Completely rewired and new central heating system installed to include System Boiler + 300 litre hot water cylinder tank . Cast-iron radiators installed to bedrooms .
7. Installation of reclaimed slate fireplace to lounge with Chesney Woodburner. Installation of feature Georgian cast iron fireplace to Snug and matching reclaimed cast iron feature fireplaces to 3 bedrooms.
8. Restoration of outbuildings which included re-roofing with reclaimed Delabole Rag Slate . Area currently used as gravelled hardstanding to park could be developed as a garage subject to any necessary planning permission.
9. Garden makeover to both front and rear .
10. All bespoke made curtains and blinds to remain .
11. Some light fittings to remain which include wall lights to lounge/ dining area , landing and bathrooms – all Pooky. Neptune kitchen wall lights. Antique wall lights in bedroom 1 and 3 . Pooky wall lights above beds in 3 bedrooms.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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