

Rivendell, Terras Road, St. Austell, PL26 7RX

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Agencies

A beautifully refurbished and extended four-bedroom family home, finished to an exceptional standard throughout. The ground floor offers an impressive open-plan kitchen/dining space, complemented by a versatile study or ground-floor bedroom, utility room, cloakroom and the added comfort of underfloor heating. Upstairs, four well-proportioned bedrooms include a stylish en-suite, alongside a contemporary family bathroom. Externally, the property benefits from ample off-road parking and a generous rear garden, featuring a patio, part-covered BBQ area and lawn. Further enhancing its appeal, planning permission has been approved for a detached games room, offering exciting additional potential.

Offers In Excess Of
£500,000 Freehold

Key Features

- LARGE REFURBISHED FAMILY HOME
- LARGE GARDEN
- FOUR BEDROOMS
- OIL FIRED CENTRAL HEATING
- DRIVEWAY PARKING
- PLANNING CONSENT FOR DETACHED GAMES ROOM
- DOUBLE GLAZED
- UNDER FLOOR HEATING















LOCATION

Positioned on the edge of the popular village of St Stephen, the property benefits from easy access to a range of local amenities including a shop, Post Office, public house and both primary and secondary schools. The nearby town of St Austell offers a wide selection of shopping, leisure and educational facilities, along with a mainline railway station and supermarkets. The picturesque harbour at Charlestown and the world renowned Eden Project are just a short drive away, while the Cathedral city of Truro is also within convenient reach.

THE PROPERTY

A beautifully presented and thoughtfully extended home, blending character features with contemporary design. A welcoming entrance hall leads to a stunning kitchen/dining room, fitted with an extensive range of units, a large island and integrated appliances including a dishwasher and wine fridge, with two sets of patio doors opening onto the garden. A separate utility room and WC add practicality, while a stylish sitting room with garden access and dual-sided wood burner flows into a cosy snug, offering versatile living space.

Upstairs, a spacious landing leads to four well-proportioned bedrooms, including an impressive principal suite with vaulted ceiling, en suite and doors opening onto a balcony enjoying countryside views. The remaining bedrooms are served by a modern family bathroom. Finished to a high standard throughout, the property also benefits from excellent storage and oil-fired central heating with hot water and immersion backup, making it an ideal family home.

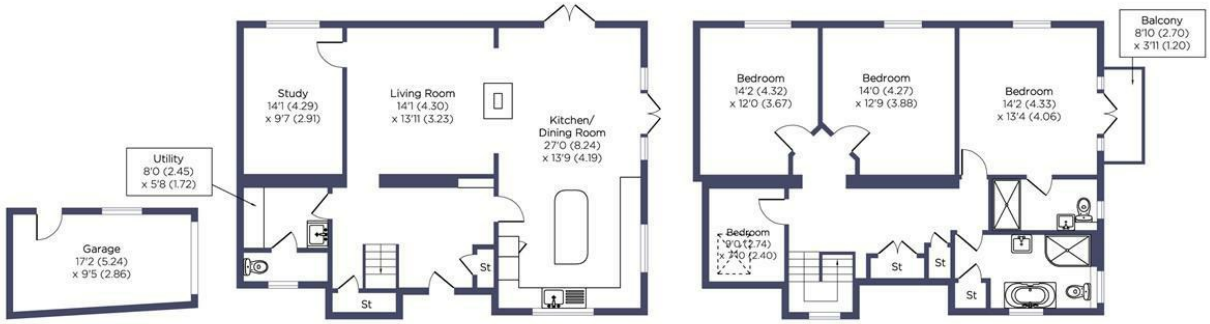
EXTERIOR

Set back from the road, the property benefits from a spacious tarmac driveway providing ample parking and access to a well-equipped garage with power, lighting and an electric door. Steps lead to an attractive entrance terrace, while a side gate opens onto a superb paved patio, ideal for entertaining, with a covered BBQ seating area and adjoining lawn. The rear garden is enclosed by a timber fence, offering privacy and security. A further prepared area with planning consent in place for a detached games room provides excellent additional potential.

SERVICES

The property benefits from oil-fired central heating, with mains electricity, water and drainage connected. Please note that these services have not been tested or verified.

Terras Road, St. Stephen, St. austell, PL26
Approximate Area = 1978 sq ft / 183.7 sq m
Garage Area = 153 sq ft / 14.1 sq m
Total Area = 2131 sq ft - 197.8 sq m

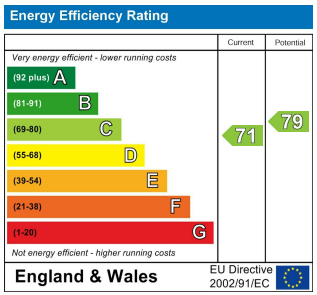


GARAGE GROUND FLOOR FIRST FLOOR

PINK PLAN

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