



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

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A stylishly refurbished and extended four-bedroom family home, presented to an exceptional standard. The ground floor boasts a stunning open-plan kitchen/dining space, versatile study/bedroom, utility and WC. Upstairs offers four well-proportioned bedrooms, including a sleek en suite and modern family bathroom. Outside features ample off-street parking and a generous garden with patio, part-covered BBQ area and lawn. Further potential with planning consent approved for a detached games room.

## Offers In Excess Of £500,000 Freehold

### Key Features

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





## 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.

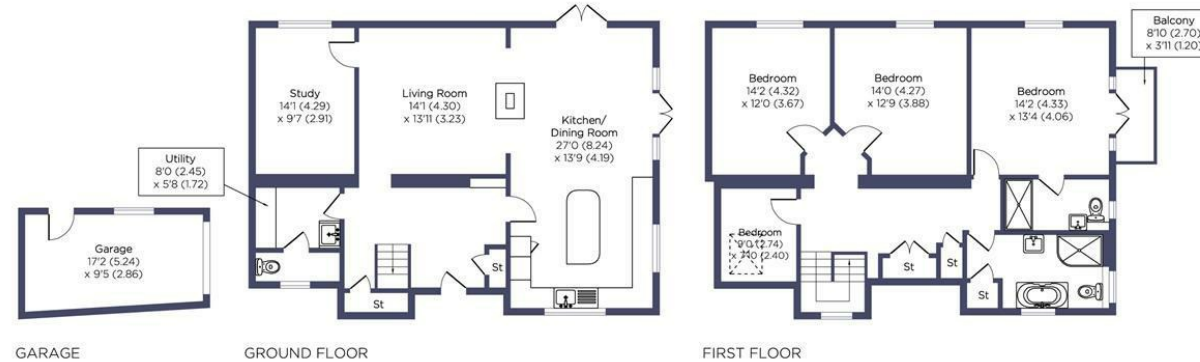
## EXTERIOR

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (38-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 71                      | 79        |
|                                             | EU Directive 2002/91/EC |           |

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