



Menawartha Cottage



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Menna Lane, St Austell, Cornwall, PL26 8BB

St Austell 8 miles Truro 13 miles A30(T) 3 miles

Extending to some 2,392 sq ft, a delightful country cottage with versatile accommodation and extensive grounds of about 1.40 acres

- Well Presented
- 4 Reception Rooms
- Spacious Kitchen
- Landscape Views
- Freehold
- Conservatory
- 5 Bedrooms
- Outbuildings
- Attractive Gardens & Grounds
- Council Tax Band D

Guide Price £625,000

SITUATION

Rurally situated with fine countryside views, Menawartha Cottage is delightfully positioned. The nearby village of St Dennis offers a comprehensive range of facilities including surgery, primary school, church, chemist, general stores, hairdressers, butchers, veterinary, post office, fish and chips, kebab shop and so forth. These are supplemented by the town of St Austell about 8 miles to the south. There is a junction onto the A30(T) about 3 miles to the north and there are stations on the London Paddington line at St Austell and Bodmin Parkway.

INTRODUCTION

A 5-bar timber gate opens to a tarmac drive which leads up to the cottage and there is further car parking opposite where there is a useful Outbuilding.

The cottage stands in an elevated position and enjoys a fine outlook over its own grounds with distant countryside views beyond.

Well-presented to the market, Menawartha Cottage presents versatile and flexible accommodation allowing the residence to appeal to prospective purchasers looking for a fine country property with up to six bedrooms, as well as those with an eye on creating independent self-contained accommodation - subject to all necessary consents and approvals.

On the ground floor, is a front Conservatory with wide double-glazed doors, tiled floor and triple aspect, which opens via wide double-glazed doors to an inner and charming Living Room with deep stone fireplace with in-set wood-burner, clome oven, oak beam, side display shelving and niche, wall seat and exposed timbers. A door in turn opens to a light and spacious Dining Room with Kamdean floor and wide sliding door to an outside paved seating area - bringing the outside in during the summer.



Adjacent is a Kitchen, with Kardean floor and ceiling timbers, spans the full width of the cottage and therefore affords a double aspect. It offers an extensive and comprehensive range of matching Shaker style base and eye level units with deep worktops to upstands with splashback tiling over and includes an all-electric Rangemaster cooker with extractor hood over, a stainless steel single drainer sink unit with vegetable bowl and mixer tap, integral dishwasher, space for an American style refrigerator freezer with surrounding units including wine rack.

From the Kitchen there is a small Rear Hall with part glazed door to outside with double louvre cupboard and also a door which leads through to a Family Room with double aspect including glazed doors to outside paved seating area.

Also on the ground floor is a door from the Dining Room to a small Inner Hall with doors off to an Office/5th Bedroom with double aspect and a fully tiled modern Bathroom with white suite comprising tiled bath, wc, contemporary suspended washbasin, quadrant shower and a pair of chrome wall mounted towel radiators.

The first floor is divided into two areas being approached via stairs either from the Living Room or Family Room. From the Family Room, carpeted open tread balustrade stairs lead to Landing with door to Storage Cupboard and doors off to two Bedrooms with built-in wardrobes and fine views, an Office and a fully tiled Shower Room with wide walk-in shower with electric shower, wc, pedestal washbasin, chrome wall mounted towel radiator and door to shelved Cupboard.

The stairs from the Living Room lead to a small Landing off which there are two further Bedrooms with outlooks to the rear garden.

THE GARDENS, GROUNDS AND OUTBUILDING

The gardens and grounds with Menawartha Cottage are a particular feature of the sale. Immediately to the front of the cottage are low maintenance gardens with tiered paved seating areas with flowerbeds and adjacent to which is an attractive Garden Store.

Beyond is an open recreational grass area – which could be adapted to a small paddock if desired – and which benefits from mature boundaries.

Immediately to the rear of the house is a further paved seating area with rising walled borders including a rockery, flowers beds and steps which lead up to a lawn garden with well stocked shrub and flower borders.

On the opposite side of the quiet country lane are further garden areas with a Cornish hedge enclosed lawn with fruit trees. On the western edge of the garden is a some Japanese knotweed which is being treated. At a higher level, is an aluminium framed Greenhouse about 12' x 10', tarmac car parking for a few vehicles and a block, stone and tiled Outbuilding with adjoining mixed construction lean-to, currently used as a Wood Store.

VIEWING

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

DIRECTIONS

At the Highgate Hill Junction on the A30(T), follow the signs to St Dennis (B3279). Proceed through the traffic lights and where the road narrows and bears to the right, proceed straight on (turn left). Follow this road passing the 30mph sign, pass the village shop and take the next turning on the left towards Roche (Trelavour Road). At the T-junction turn left, follow the road for about ½ mile and take the first sharp left turning towards Menna. Drive down this lane and the property is the second on the left.

SERVICES

Mains water and electricity connected. Private drainage. Oil-fired central heating. Broadband: Standard available (Ofcom). Mobile telephone: 02 and Vodaphone and EE and Three good outdoors (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F	47	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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