

GROUND FLOOR

1ST FLOOR



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THE PADDOCK COOMBE ROAD, LANJETH, ST AUSTELL PL26 7TL

PRICE £750,000



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FOR SALE A BEAUTIFUL ARCHITECT DESIGNED VERSATILE AND SPACIOUS DETACHED RESIDENCE FINISHED TO AN EXCEPTIONAL STANDARD BUILT BY THE PRESENT OWNER FOR THEIR OWN OCCUPATION. THE PADDOCK ENJOYS A QUIET NON ESTATE POSITION LYING TO THE WESTERN SIDE OF THE TOWN WITHIN A SMALL HAMLET APPROXIMATELY 2 MILES FROM THE TOWN CENTRE. A DELIGHTFUL LARGE GARDEN LIES TO THE REAR WITH A RAISED STONE PATIO AREA, WITH SWIMMING POOL AND EXPANSIVE LAWN, LARGE BRICK PAVED DRIVEWAY PROVIDING PARKING FOR NUMEROUS CARS. INTERNALLY THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, SUBERBLY EQUIPPED KITCHEN AND DINING AREA, UTILITY ROOM, CLOAKROOM, LAUNDRY ROOM, STUDY, PLAYROOM, FOUR BEDROOMS, MAIN BATHROOM, EN SUITE BATHROOM, INTEGRAL DOUBLE GARAGE WITH PLANT ROOM, ADDITIONAL STORAGE ROOM AND W.C.

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## The Property

For sale a beautiful architect designed versatile and spacious detached residence finished to an exceptional standard built by the present owner for their own occupation. The Paddock enjoys a quiet non estate position lying to the Western side of the town within a small hamlet approximately 2 miles from the town centre. A delightful large garden lies to the rear with a raised stone patio area, with swimming pool and expansive lawn, large brick paved driveway providing parking for numerous cars. Internally the accommodation comprises of entrance hall, superbly equipped kitchen and dining area, utility room, cloakroom, laundry room, study, playroom, four bedrooms, main bathroom, en suite bathroom, integral double garage with plant room, additional storage room and W.C.

No expense has been spared in the level of fittings throughout this property providing a home which is perfectly balanced and proportioned offering outside space which compliments the accommodation provided.

These are just some of the features this delightful property enjoys, Recently installed new air source heating unit complimenting the underfloor heating, Bi fold doors in the lounge and dining room, Oak internal doors, low voltage LED lighting, high specification appliances in the kitchen with quartz work surfaces, custom premier bathroom fittings with Porcelanosa tiling, alarm system with CC tv around the house, solar heated swimming pool, outside shower, provision for outdoor kitchen and hot tub, provision for a en-suite in the second bedroom if needed.

## Room Descriptions

### Entrance Hall

With full glazed door and side screen with glazed section above the door, alarm control, stairs to the first floor finished in natural slate, low voltage lighting, understairs cupboard with light.

### Cloakroom

3' 4" x 5' 5" (1.02m x 1.65m) With low level W.C. wash hand basin, extractor fan, window to the rear.

### Office/study

9' 2" x 8' 0" (2.79m x 2.44m) Wood effect laminate floor, window to the rear.

### Laundry Room

10' 3" x 4' 4" (3.12m x 1.32m) Half glazed door with pet flap, window to the rear, slate floor, sink unit, plumbing for washing machine, storage cupboard.

### Kitchen/Dining Room

22' 2" x 14' 5" (6.76m x 4.39m) plus a 2ft rebate where the bi fold doors are situated leading to the patio, There is an island unit finished in quartz with a raised hardwood breakfast bar area, fitted Siemens induction hob with extractor unit, two built in Bosch electric ovens, built in microwave, built in Bosch dishwasher, water point for stand alone fridge/freezer, extensive range of LED lighting around the worktop area, and low level lighting, double doors leading into the lounge,

### Lounge

16' 2" x 22' 0" (4.93m x 6.71m) A well proportioned room with a feature Bi fold doors along the rear wall bringing in lots of light overlooking the patio and garden. two floor to ceiling windows to the side, , full glazed door leading to the hall.

### Playroom

3.1m x 2.9m (10' 2" x 9' 6") With window to the front.

### Utility Room

3.1m x 2.7m (10' 2" x 8' 10") With full glazed door to the rear patio, range of base units, sink unit, space and plumbing for washing machine. Door to the cloakroom With low level W.C. and wash hand basin.

### Landing

A spacious area with a glass screen which looks down to the entrance hall, two Velux windows, built in shelved storage.

### Bathroom

Beautifully finished with a combination of feature tiled walls and premier fittings, towel radiators, two downlighters, large bath with mixer tap, shaver socket, concealed cistern W.C. vanity basin with storage, large shower with two shower heads, small tiled inglenooks, extractor.

### Bedroom 1

20' 0" x 12' 0" (6.10m x 3.66m) Max, Juliet balcony with French doors to the rear overlooking the garden, two Velux windows to the front, eaves storage, opening to the dressing area 10' 0" x 6' 7" (3.05m x 2.01m) fitted with storage, open shelves and hanging space, door leading to the En suite bathroom.

### En Suite bathroom

6' 5" x 9' 9" (1.96m x 2.97m) Fitted with a splendid combination of individual tiling from the floor to the ceiling, concealed cistern W.C. stand alone roll top bath with mixer tap, large walkin shower with two shower heads, large vanity unit with storage, illuminated mirror, velux window to the rear.

### Bedroom 2

13' 9" x 16' 8" (4.19m x 5.08m) With Velux window to the rear, three eave storage areas and dormer window to the front with countryside outlook. Please

note there is also provision for the installation of an en suite in this room as plumbing provision has been made.

### Bedroom 3

10' 4" x 12' 2" (3.15m x 3.71m) Plus a deep recess for a wardrobe unit, dormer window to the front, and Velux to the side, eaves storage.

### Bedroom 4

8' 8" x 7' 8" (2.64m x 2.34m) With two eave storage cupboards, dormer window to the rear.

### Double Garage

16' 4" x 21' 3" (4.98m x 6.48m) With twin remote sectional doors, timber workbench, two windows to the side, door leading to the plant room, 10' 6" x 4' 2" (3.20m x 1.27m), further storage room and a cloakroom/W.C.

### Outside

The Paddock is positioned just off Coombe Road, set well back from the road with a long brick paved driveway opening out to a large parking area which is suitable for numerous cars, probably around 6/7 cars plus the garage. To the rear is a lovely level garden area which is mainly lawned approaching 1/3 of an acre in total. Immediately to the rear of the property is a stone paved patio with individual shrub beds and a solar heated swimming pool.