



Ground Floor



First Floor



A STRIKING VICTORIAN DETACHED HOME ON THE WESTERN EDGE OF TOWN, BLENDING PERIOD ELEGANCE WITH MODERN COMFORT. THIS SPACIOUS FIVE-BEDROOM PROPERTY OFFERS GENEROUS FAMILY LIVING, AMPLE PARKING, AND A LARGE MATURE REAR GARDEN WITH MULTIPLE OUTBUILDINGS, SITUATED ON THE WESTERN EDGE OF THE TOWN.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



### The Property

An imposing substantial Victorian detached house providing the look and feel of the period design coupled with modern day conveniences leading out of the town on the Western edge heading towards Truro. Offering spacious five bedroom family accommodation, plenty of parking and large mature rear garden with multiple outbuildings.

The character rich internal accommodation comprises of entrance porch leading into hallway splendid staircase leading to the first floor, living room with open fireplace, dining room with open fireplace, large modern kitchen/dining/living area making a fantastic room for hosting with built-in appliances & island leading through into rear hallway/lobby with two storage cupboard, further into the extension is a utility room, W/C and two store rooms. The first floor provides landing with built-in storage cupboard, master en-suite double bedroom, further large double bedroom with potential en-suite, two additional double bedrooms, one single bedroom, shower room and W/C.

Externally, the front offers driveway parking for 4/5 vehicles. There is access to the rear via both sides of the property. The rear provides a beautifully presented, and well appointed garden laid to lawn with gazebo over hot tub. The property is complemented with gas central heating with the boiler being 6 years old, sash windows with secondary uPVC double glazing, mains water and electricity. The property has the benefit of two fully owned solar panels.

The loft is insulated, boarded, and has velux windows installed to building regulations and would make a fantastic project to extend into for additional living space.

Located within easy reach of local schools, shops, and excellent transport links, this distinguished Victorian residence offers a unique opportunity to own a spacious family home with exceptional character and charm. Don't miss your chance to view this impressive property. Contact us today to arrange a viewing and experience all that this wonderful home has to offer.

### Room Descriptions

#### Entrance Porch

The entrance porch features a part glazed panelled door, mosaic tiled flooring, and period detailing including a dado and picture rail, leading through to the welcoming entrance hall.

#### Entrance Hall

Through half glazed double doors, the entrance reveals a mosaic tiled floor and an ornate turning staircase rising to a grand landing. Original cornices and ceiling mouldings add to the period charm.

#### Lounge

5.2m x 5.3m (17' 1" x 17' 5") Featuring exposed tongue and grooved floorboards, an expansive bay window that floods the room with natural light, and a striking wrought iron fireplace framed by a substantial solid wood mantel and surround.

#### Kitchen/Dining/living area

32' 8" x 15' 1" (9.96m x 4.60m) narrowing towards the kitchen area 32' 8" x 10' 3" (9.96m x 3.12m), with wood flooring, large bay window to the front, fitted with an extensive range of Grey fronted units and a composite work surface, Island unit with inset sink unit, electric hob unit, plenty of drawers and cupboards, recess for the oven, recessed lighting, plus pendant lighting, recessed fireplace with wood burner, Upvc French doors leading to the side, full glazed door to the rear lobby.

#### Study/3rd Reception Room

11' 6" x 10' 3" (3.51m x 3.12m) This inviting room features a rear-facing window, an open fireplace with a classic wooden surround, and elegant period details including a dado rail and picture rail, all enhanced by subtle recessed lighting.

#### Rear Lobby

With large under stair cupboard, half glazed door leading into the kitchen, door leading to a glass covered way 19' 6" x 4' 5" (5.94m x 1.35m) providing access to the utility room and other store rooms.

#### Utility Room

8' 6" x 5' 11" (2.59m x 1.80m) With hot water cylinder, fitted with Grey fronted work surfaces, a range of base units and high level cupboards, space and plumbing for washing machine, Worcester wall mounted boiler supplying radiators and hot water. Further store room 8' 6" x 3' 5" (2.59m x 1.04m), separate cloakroom, further open store area.

#### Landing

With half landing with window to the rear, main landing and rooms leading off.

#### Bedroom

11' 6" x 10' 6" (3.51m x 3.20m) Wash hand basin, window top the rear.

#### Store Room

#### Bedroom 1

19' 9" x 13' 3" (6.02m x 4.04m) Max, large bay window to the front, walk in cupboard with potential as an en suite shower room.

#### Bedroom

13' 8" x 6' 0" (4.17m x 1.83m) Max, window to the front.

#### Bedroom

12' 1" x 12' 1" (3.68m x 3.68m) Plus small corridor, bay window to the front, door to the en suite.

#### En suite Shower Room

8' 6" x 4' 8" (2.59m x 1.42m) Fitted with shower enclosure with twin shower heads, low level W.C., wash hand basin, recessed lighting.

#### Bedroom

10' 0" x 8' 5" (3.05m x 2.57m) Window to the side, small wash hand basin.

#### Bathroom

7' 11" x 8' 4" (2.41m x 2.54m) Fitted with a high level W.C. wash hand basin and shower enclosure which hosts a whole range of body jets, window to the rear.

#### Separate W.C.

With low level W.C.

#### Outside

You are greeted by a large easy to access wide brick paved driveway enjoying parking for a least five cars. There are numerous outside lights and a small set of steps that lead to side pathways taking you to the side and rear of the property. To the immediate rear there is a nice level patio area suitable for entertaining and relaxing which also receives the afternoon and evening sun. The garden beyond the patio area is well tended and laid to lawn and extremely generous in size.