



THE PADDOCK COOMBE ROAD, LANJETH

PRICE £670,000



FOR SALE – THE PADDOCK. A STRIKING ARCHITECT-DESIGNED FOUR-BEDROOM DETACHED HOME, FINISHED TO THE HIGHEST STANDARD BY ITS CURRENT OWNER. SPACIOUS, VERSATILE, AND BEAUTIFULLY APPOINTED, IT ENJOYS A PEACEFUL HAMLET SETTING.

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The Property

For Sale – The Paddock An exceptional architect-designed four-bedroom detached residence, created by the present owner to the highest standards.

Spacious, versatile, and beautifully finished, The Paddock enjoys a peaceful non-estate setting in a small hamlet to the west of St Austell.

Outside, a large landscaped garden features a raised stone patio, solar-heated swimming pool, expansive lawn, and provision for an outdoor kitchen and hot tub. A generous brick-paved driveway offers ample parking, complemented by an integral double garage with plant room and storage.

Inside, the accommodation flows effortlessly: entrance hall, superbly equipped kitchen/dining area with quartz work surfaces and high-spec appliances, utility, cloakroom, laundry, study, playroom, four bedrooms, main bathroom, en suite, and additional W.C. No expense has been spared: bi-fold doors, oak internal doors, Porcelanosa tiling, custom bathroom fittings, underfloor heating with new air source unit, low-voltage LED lighting, and a full alarm system with CCTV.

Room Descriptions

Entrance Hall

Welcoming you in style, the entrance boasts a striking full-height glazed door with matching side screen and overhead glazing, flooding the space with natural light. An integrated alarm control adds peace of mind, while the staircase rises elegantly to the first floor, finished in natural slate. Subtle low-voltage lighting enhances the contemporary feel, and a practical understairs cupboard with fitted light provides smart storage.

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. The heart of the home is a beautifully designed kitchen and dining space, centred around a striking quartz-finished island with raised hardwood breakfast bar. Fully equipped for modern living, it features a Siemens induction hob with extractor, twin Bosch ovens, built-in microwave, Bosch dishwasher, and a dedicated water point for an American-style fridge/freezer.

An extensive range of LED lighting illuminates the worktops, complemented by subtle low-level lighting. Double doors open directly into the lounge, ensuring a seamless flow for entertaining and family gatherings.

Lounge

16' 2" x 22' 0" (4.93m x 6.71m) A beautifully proportioned space designed for light and style. Striking bi-fold doors span the rear wall, opening onto the patio and garden while flooding the room with natural daylight. Two impressive floor-to-ceiling side windows enhance the airy feel, and a full-height glazed door connects seamlessly to the hall, creating a perfect flow throughout the home.

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") A bright and functional utility area with a full-height glazed door opening directly onto the rear patio. Fitted with a range of base units, sink, and dedicated space with plumbing for a washing machine. A connecting door leads to the cloakroom, complete with low-level W.C. and wash hand basin.

Landing

A generous and airy space featuring a striking glass screen overlooking the entrance hall below. Two Velux windows flood the area with natural light, while built-in shelved storage adds practicality.

Bathroom

Beautifully appointed with feature tiled walls and premier fittings, this bathroom exudes style and quality. A large bath with mixer tap sits alongside a concealed cistern W.C. and vanity basin with integrated storage. The space is enhanced by towel radiators, subtle downlighters, and a shaver socket for convenience. A generous walk-in shower with dual shower heads and tiled inglenooks adds a touch of luxury, while the extractor ensures practicality.

Bedroom 1

20' 0" x 12' 0" (6.10m x 3.66m) Max, This beautifully appointed room features a Juliet balcony with French doors overlooking the garden, creating a light and airy retreat. Two Velux windows to the front add further brightness, while useful eaves storage maximizes space. An opening leads to the generous dressing area (10'0" x 6'7" / 3.05m x 2.01m), thoughtfully fitted with storage, open shelving, and ample hanging space. A connecting door provides direct access to the en suite bathroom.

En Suite bathroom

6' 5" x 9' 9" (1.96m x 2.97m) Elegantly finished with striking floor-to-ceiling tiling and rear velux window. A concealed cistern W.C. and freestanding roll-top bath with mixer tap are complemented by a large walk-in shower with dual shower heads. A generous vanity unit with integrated storage and an illuminated mirror add to the space.

Bedroom 2

13' 9" x 16' 8" (4.19m x 5.08m) A bright and versatile room featuring a rear Velux window and a front dormer window with charming countryside views. Three useful eaves storage areas maximize practicality, while plumbing provision has been made to allow for the installation of an en suite if desired — offering excellent scope to further enhance this space.

Bedroom 3

10' 4" x 12' 2" (3.15m x 3.71m) This well-designed room includes a deep recess ideal for a fitted wardrobe, a front dormer window, and a side Velux window. Practical eaves storage completes the space.

Bedroom 4

8' 8" x 7' 8" (2.64m x 2.34m) Featuring a rear dormer window and two practical eaves storage cupboards.

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 enjoys a prime position just off Coombe Road, set well back behind a long brick-paved driveway that opens into a generous parking area, easily accommodating 6–7 vehicles in addition to the garage. To the rear, a beautifully level garden extends to approximately one-third of an acre, laid mainly to lawn and offering superb outdoor space. Immediately behind the property, a stone-paved patio with landscaped shrub beds provides the perfect setting for entertaining, while the solar-heated swimming pool offers a wonderful spot for relaxation and family enjoyment.