

1 COOMBE ROAD, HIGH STREET, ST AUSTELL, CORNWALL PL26 7FR

PRICE £575,000



AN EXCELLENT OPPORTUNITY TO PURCHASE A SUBSTANTIAL FOUR DOUBLE BEDROOM NEW HOME, IN AN APPEALING RURAL HAMLET SETTING LYING TO THE WEST OF ST AUSTELL. ENJOYING A SOUTH FACING REAR, ASPECT WITH FAR REACHING PANORAMIC COUNTRYSIDE VIEWS ENJOYED FROM THE IMPRESSIVE KITCHEN/DINING ROOM, MASTER AND GUEST BEDROOMS AND GARDENS.

THE ACCOMMODATION COMPRISES SPACIOUS RECEPTION HALL, 21' LIVING ROOM, 32' KITCHEN THROUGH DINING ROOM WITH BI-FOLDING DOORS TO GARDENS, UTILITY ROOM AND CLOAKROOM/W.C TO GROUND FLOOR. SPACIOUS LANDING INCORPORATING STUDY AREA, FOUR DOUBLE BEDROOMS, THE MAIN HAVING A WALK THROUGH DRESSING ROOM, ENSUITE AND FAMILY HOUSE BATHROOM INCORPORATING BATH AND SEPARATE SHOWER TO FIRST FLOOR. ACCOMMODATION IS SERVED BY EFFICIENT AIR SOURCED ELECTRIC HEATING, UNDER FLOOR AT GROUND FLOOR LEVEL, SUPPLEMENTED BY THE INSTALLATION OF SOLAR PANELS

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.

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The Property

An excellent opportunity to purchase a substantial four double bedroom new home, in an appealing rural hamlet setting lying to the West of St Austell. Enjoying a South facing rear, aspect with far reaching panoramic countryside views enjoyed from the impressive kitchen/dining room, master and guest bedrooms and gardens.

The accommodation comprises spacious reception hall, 21' living room, 32' kitchen through dining room with bi-folding doors to gardens, utility room and cloakroom/W.C to ground floor. Spacious landing incorporating study area, four double bedrooms, the main having a walk through dressing room, ensuite and family house bathroom incorporating bath and separate shower to first floor. Accommodation is served by efficient air sourced electric heating, under floor at ground floor level, supplemented by the installation of solar panels.

Kitchen style/colour choice is available for the buyer at reservation. Quality bathroom and utility fittings, oak finished interior doors and oak finish and glazed staircase banister/balustrade. Appealing external elevations with twin gabled roof, Cornish stone feature walling and cladding detail.

Outside, there is front parking hard standing for several vehicles leading to the generous integral garage with electric car charging point. Appealing south facing gardens extend to the rear.

This is just one of just five new home properties offering a quite rare opportunity to acquire a large family home with an appealing non estate rural setting. Nearing completion early enquiries and appointments are advised, possibly allowing for some bespoke alterations, subject to agreement.

PLEASE NOTE THE INTERNAL PHOTOGRAPHS ARE NOT REPRESENTING THIS SPECIFIC PROPERTY BUT ANOTHER PROPERTY ON THIS DEVELOPMENT THAT IS NEARING COMPLETION

Room Descriptions

Entrance Hall

Front entrance
Covered front entrance, front entrance door with glazed side screens to hallway.
Hallway
21' 3" x 8' 4" (6.47m x 2.54m)
Generous reception hall incorporating staircase to first floor with attractive glass and oak finished banister/balustrade. Doors leading off to living room, kitchen/dining room, utility room which links to cloakroom/W.C and door to integral garage.

Lounge

21' 3" x 13' 3" (6.47m x 4.04m)
Spacious living room, window to front, glazed doors opening to kitchen/dining room.

Kitchen/Dining Room

32' 4" x 10' 7" (9.85m x 3.22m)
An impressively large kitchen through dining room with dual windows and bi-folding patio doors enjoying sunny southerly rear aspect and enjoying far reaching rural views. There is an opportunity for the buyer to choose the kitchen design and colour on reservation.

Utility Room

7' 6" x 6' 5" (2.28m x 1.95m) With door through to cloakroom/W.C, with window to side.

Integral Garage

19' 3" x 9' 9" (5.86m x 2.97m)
Good natural light via window to side. Connecting door to hallway.

Landing

Spacious landing incorporating ideal seating/study area. Recessed cupboard. Doors off to all four bedrooms and house bathroom.

Bedroom 1

20' 4" x 10' 2" (6.19m x 3.10m)
Spacious main bedroom. Dual windows to rear enjoying southerly aspect and distant rural views. Door to dressing room.

Bedroom 2

9' 0" x 4' 6" (2.74m x 1.37m) with connecting door to en-suite shower room.

En Suite Shower Room

Fitted with Shower cubicle with shower, low level shower tray, contemporary acrylic splashback. Close couple w.c., wash handbasin, ladder style towel radiator. Extractor fan, shaver socket.

Bedroom 2

13' 9" x 11' 8" (4.19m x 3.55m)
Window to rear enjoying southerly aspect and views.

Bedroom 3

17' 2" x 9' 9" (5.23m x 2.97m)
Recessed wardrobe cupboards. Window to front.

Bedroom 4

13' 0" x 11' 0" (3.96m x 3.35m)
Window to front.

Bathroom

11' 8" x 7' 0" (3.55m x 2.13m)
Panelled bath, close couple w.c., wash handbasin with vanity drawers under. Shower cubicle with low level shower tray and glazed screen. Contemporary acrylic splashback. Extractor fan. Saver socket. Ladder style towel radiator. Patterned glazed window to side.

Outside

There is a generous front parking area for numerous vehicles. Pathways to either side of the house to rear. To the rear there is a large paved patio leading onto lawn. The rear gardens enjoy a sunny southerly aspect, with timber fencing to sides and shrub hedge to rear boundary.