Liddicoat ⁸ Company

> GROUND FLOOR 1368 sq.ft. (127.1 sq.m.) approx





TOTAL FLOOR AREA: 2418 sq.ft. (224.6 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floopplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given.





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.













WOODLEIGH, MODUS LANE, STICKER PRICE £649,950









WOODLEIGH IS A STUNNING, ARCHITECT-DESIGNED FOUR-BEDROOM DETACHED RESIDENCE, PERFECTLY POSITIONED ON AN ELEVATED PLOT WITH PICTURESQUE VILLAGE AND RURAL VIEWS TO THE FRONT AND OPEN FIELDS TO THE REAR. SITUATED IN A HIGHLY SOUGHT-AFTER VILLAGE ON THE WESTERN SIDE OF ST AUSTELL, JUST 2.5 MILES FROM THE TOWN, THIS EXCEPTIONAL PROPERTY OFFERS A TRANQUIL SETTING WHILE REMAINING CONVENIENTLY CLOSE TO LOCAL AMENITIES. SET WITHIN A GENEROUS PLOT OF OVER A THIRD OF AN ACRE, WOODLEIGH BOASTS AMPLE PARKING, A DOUBLE GARAGE, AND A BEAUTIFULLY LANDSCAPED REAR GARDEN WITH A PATIO AND LAWN—IDEAL FOR OUTDOOR RELAXATION AND ENTERTAINING. INSIDE, THE HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, MAKING IT THE PERFECT CHOICE FOR A GROWING FAMILY. THOUGHTFULLY DESIGNED AND BUILT JUST 18 YEARS AGO, THIS IS THE FIRST TIME THIS DESIRABLE PROPERTY HAS BEEN AVAILABLE SINCE ITS ORIGINAL CONSTRUCTION.

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The Property

Woodleigh is a stunning, architect-designed four-bedroom detached residence, perfectly positioned on an elevated plot with picturesque village and rural views to the front and open fields to the rear. Situated in a highly sought-after village on the western side of St Austell, just 2.5 miles from the town, this exceptional property offers a tranquil setting while remaining conveniently close to local amenities. Set within a generous plot of over a third of an acre, Woodleigh boasts ample parking, a double garage, and a beautifully landscaped rear garden with a patio and lawn—ideal for outdoor relaxation and entertaining. Inside, the home offers spacious and versatile accommodation, making it the perfect choice for a growing family. Thoughtfully designed and built just 18 years ago, this is the first time this desirable property has been available since its original construction.

To summarize the accommodation in brief comprises of spacious entrance hall, lounge, recently refitted kitchen with separate breakfast area/dining room, study, second lounge, utility room, cloakroom, landing four large double bedrooms, en suite shower room and family bathroom. All the rooms are of particularly generous proportions and offer three reception rooms to the ground floor. Oil central heating is provided complimented with U.p.v.c. double glazed windows and doors throughout.

Sticker is a popular village with shop, post office and local pub. There are plenty of local countryside walks and a village green playing field area. St Austell town centre is situated approximately 3 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Cathedral city of Truro is approximately 12 miles from the property.

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Room Descriptions

Entrance hall

A fully glazed door with a matching side screen welcomes you into the hall, filling the entrance with natural light. The hall features a staircase leading to the first floor, complete with a practical under-stair cupboard for additional storage.

Cloakroom

Finished with a stylish slate floor and window sill, this space features a front-facing window, a lowlevel W.C., a wash hand basin, and a sleek vertical towel radiator, combining practicality with contemporary design.

Study

13' 7" x 12' 7" (4.14m x 3.84m) Featuring sliding patio doors that open to the rear garden, this space is bright and inviting. It also includes a telephone point for added convenience.

Second Lounge

17' 6" x 13' 7" (5.33m x 4.14m) Featuring double fully glazed doors leading into the main lounge, this space is light and airy. A sliding patio door provides seamless access to the rear garden, enhancing indoor-outdoor living.

Lounge

13' 6" x 21' 3" (4.11m x 6.48m) The main lounge is beautifully appointed with low-voltage recessed lighting and a large front-facing window, allowing for plenty of natural light. A standout feature is the open fireplace, complete with a marble backing and an elegant wooden surround, creating a warm and inviting atmosphere.

Kitchen Breakfast Room

16' 3" x 13' 7" (4.95m x 4.14m) Kitchen area. Breakfast area 10' 6" x 13' 6" (3.20m x 4.11m) The bespoke kitchen is exceptionally well-fitted, featuring an extensive range of both floor and high-level cupboards, providing ample storage. At its heart, a central island unit includes a built-in wine cooler and a variety of pull-out drawers and cupboards for added convenience.

The hardwood work surfaces beautifully complement the high-end appliances, which include a built-in Bosch dishwasher, two Bosch combination ovens, a Bosch induction hob, and a stainless steel and glass extractor canopy. A designated recess is ready to accommodate an American-style fridge, while the tiled splashback adds a stylish and practical touch. The rustic slate flagstone flooring, known for its durability and character, extends seamlessly into the dining area, creating a warm and cohesive space. A small lobby off the kitchen leads to the utility room, while a fully glazed door provides access to the side of the property.

An archway from the kitchen leads into a versatile breakfast/dining area, allowing flexibility in how you arrange the reception spaces to best suit your lifestyle.

Utility Room

5' 6" x 9' 8" (1.68m x 2.95m) Fitted with a enamel sink unit, space and plumbing for the washing machine and space for tumble dryer, matching cupboards to the kitchen, window to the rear. Oil fired boiler supplying radiators and hot water throughout. Recessed low voltage lighting.

Landing

There is a Velux window to the stairwell providing additional light, roof access.

Bedroom 3

21' $6" \times 10'$ 3" (6.55m \times 3.12m) narrowing to 16' 3" \times 10' 3" (4.95m \times 3.12m) With dormer window to the front, Velux window to the front.

Bedroom 2

10' 2" x 19' 10" (3.10m x 6.05m) With dormer window to the rear.

athroom

9' 1" x 10' 3" (2.77m x 3.12m) This stylish bathroom features a dormer window to the rear, adding character and natural light. The vanity basin, set on a marble top with storage below, offers both elegance and practicality. A P-shaped panelled bath with a shower screen and mixer tap provides versatility, while a separate shower cubicle with a mains shower ensures convenience. The space is finished with a tiled floor, extractor fan, and a towel radiator, combining functionality with a touch of luxury.

Bedroom 4

17' $6\text{"}\times10\text{'}$ 3" (5.33m \times 3.12m) Dormer window to the rear.

Bedroom 1

13' 6" \times 21' 2" (4.11m \times 6.45m) This spacious bedroom boasts three sets of fitted wardrobe cupboards, providing ample storage. A French door opens to a charming Juliet balcony, allowing natural light to flood the room. Additionally, a door leads to the en-suite shower room, enhancing convenience and privacy.

En Suite shower Room

6' 2" x 6' 6" (1.88m x 1.98m) The en-suite shower room features a Velux window to the front roof slope. The room is fully tiled on both the floor and walls, creating a sleek, modern look. A spacious walk-in shower is equipped with a glass shower screen, a waterfall ceiling shower head, and an additional second shower head for added versatility The room also includes a low-level W.C., a wash hand basin, and an extractor fan, ensuring both comfort and functionality.

Double garage

20' 11" \times 20' 0" (6.38m \times 6.10m) The double garage is equipped with a remote control electric door for ease of access. Power and light are connected, making it a functional space for various uses. Additionally, there is plenty of roof storage for added convenience. An outside tap is also provided, perfect for gardening or outdoor tasks.

Outside

Outside to the front there is a long tarmac driveway providing access to the double garage. Plenty of parking is provided and a lawned area to the front with steps leading to the front door. There is plenty of space to either side of the property which leads to a large rear garden. To the rear is a paved patio with steps leading two a large lawned garden. The rear also has a second timber decked patio area.