



BILLS BARN

COOMBE, ST AUSTELL

PL26 7LL

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*







# BILLS BARN

COOMBE ST. AUSTELL  
PL26 7LL

DETACHED HOUSE, ANNEXE, GARDENS & ORCHARD

Situated in a wonderful location in the heart of Cornwall.

Built in 2007 and finished to a high standard this modern house is in the style of a barn conversion and now set in landscaped gardens and grounds, in all approx. three quarters of an acre.

Ample parking, garage and a one bedroom annexe.



GUIDE PRICE £695,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.**[philip-martin.co.uk](http://philip-martin.co.uk)

The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



## GENERAL COMMENTS

Bills Barn is a detached two storey property which was built in 2007 although it has the distinct appearance of a traditional barn conversion. This attractive three double bedroom house also boasts an attached one bedroom annexe, perfect for a dependent relative or great potential for letting. The accommodation is light and spacious throughout with large windows many of which enjoy views over the surrounding countryside.

The landscaped gardens to the front of the house are stunning whilst also offering parking for several cars as well as a garage. To the rear of the property lies a small orchard with timber summerhouse and decked veranda.

Situated in a rural part of central Cornwall yet close to several villages which offer excellent amenities as well as primary and secondary schools, the location is not only beautiful but very convenient.

## LOCATION

The picturesque village of Coombe (often described as a hamlet) is in fact a friendly community tucked away in a pretty valley setting about 5 miles from St Austell and 11 miles from Truro. Coombe is almost undiscovered and unspoilt from over development due to the geography of the valley. The village has an active programme of events sponsored through the local Community Playing Field where there are also Tennis Courts for local use.

Coombe is close to the nearby villages of Grampound, Grampound Road, Probus and Sticker. All of which provide various stores, doctors surgeries, public houses and primary schools. Whilst secondary schools lie either in Truro or St. Austell as well as the Roseland School in Tregony and Brannel School at St. Stephen. The property lies in the heart of central Cornwall, equal distant of both north and south coasts and access onto the A30 is also very convenient.

In greater detail the accommodation comprises (all measurements are approximate):

### ENTRANCE HALL

### KITCHEN/DINING ROOM

3.68 x 6.72 (12'0" x 22'0")



### UTILITY

2.42 x 2.19 (7'11" x 7'2")

### SHOWER ROOM

2.94 x 2.18 (9'7" x 7'1")

Wet room floor, non slip.

### BOOTROOM

2.51 x 2.21 (8'2" x 7'3")

### LOUNGE

6.57 x 3.56 (21'6" x 11'8")

### CONSERVATORY

4.24 x 2.67 (13'10" x 8'9")

### FIRST FLOOR

### LANDING

### MASTER BEDROOM

4.14 x 3.56 (13'6" x 11'8")

*Philip Martin*





#### DRESSING ROOM

2.35 x 1.75 (7'8" x 5'8")

#### EN-SUITE

3.26 x 1.86 (10'8" x 6'1")

#### BEDROOM 2

3.56 x 3.55 (11'8" x 11'7")

#### EN-SUITE

#### BEDROOM 3

3.56 x 2.88 (11'8" x 9'5")

#### EN-SUITE

#### ANNEXE

#### LOUNGE/KITCHEN

5.61 x 2.77 (18'4" x 9'1")

#### BEDROOM

3.48 x 2.45 (11'5" x 8'0")

#### EN-SUITE

2.45 x 1.90 (8'0" x 6'2")

#### OUTSIDE

The property is approached over a driveway which provides parking and access to the garage. To the left of the driveway is the beautiful landscaped gardens with a stream running through with raised beds and a large area of lawn. To the rear of the house lies a patio area ideal for sitting out. Steps lead to the orchard.

#### GARAGE

7.55 x 3.25 (24'9" x 10'7")

With double doors, light and power connected.

#### ORCHARD

Planted with several fruit trees over an area of lawn. The summerhouse sits in an elevated position enjoying views over the orchard.

#### SUMMERHOUSE

Light, power and water connected.

#### SERVICES

Water via Borehole on Court Farm with an annual

bill from the farm. Mains water is available for an emergency. Mains electricity. Mains drainage. Oil fired central heating.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### COUNCIL TAX

House Band E.

Annexe Band A.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

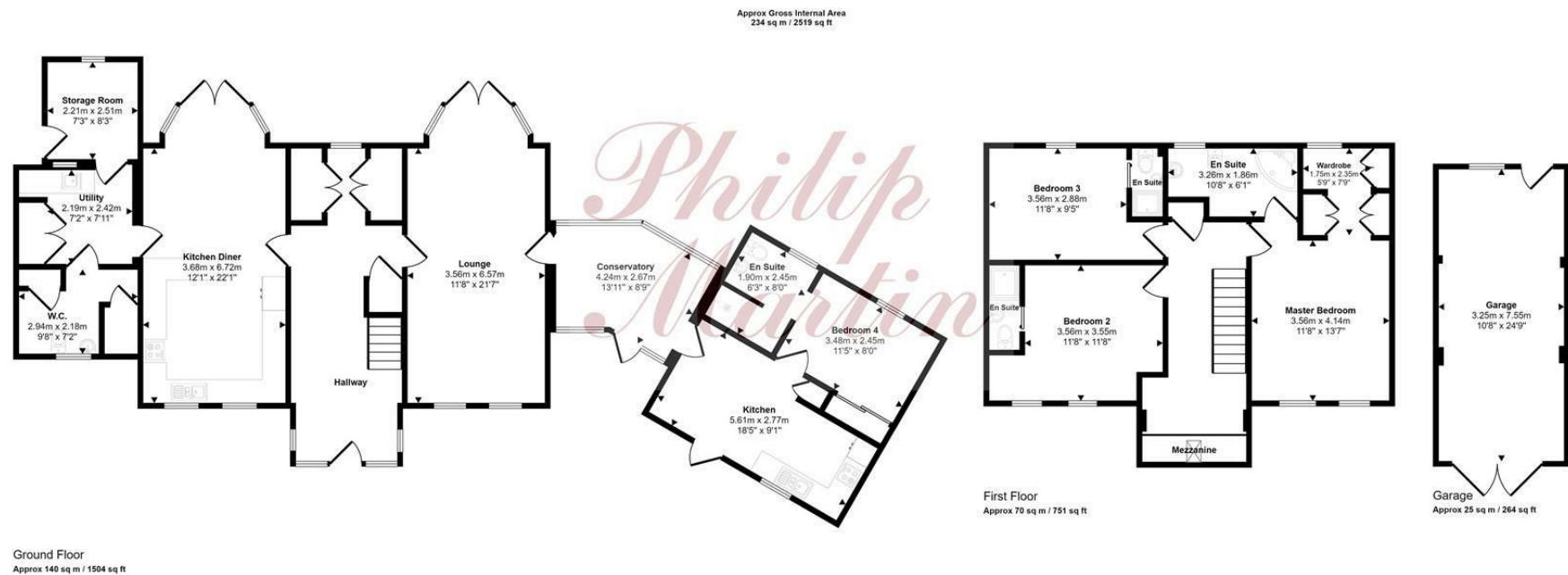
#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

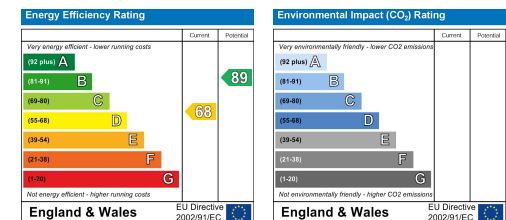
#### TENURE

FREEHOLD





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*