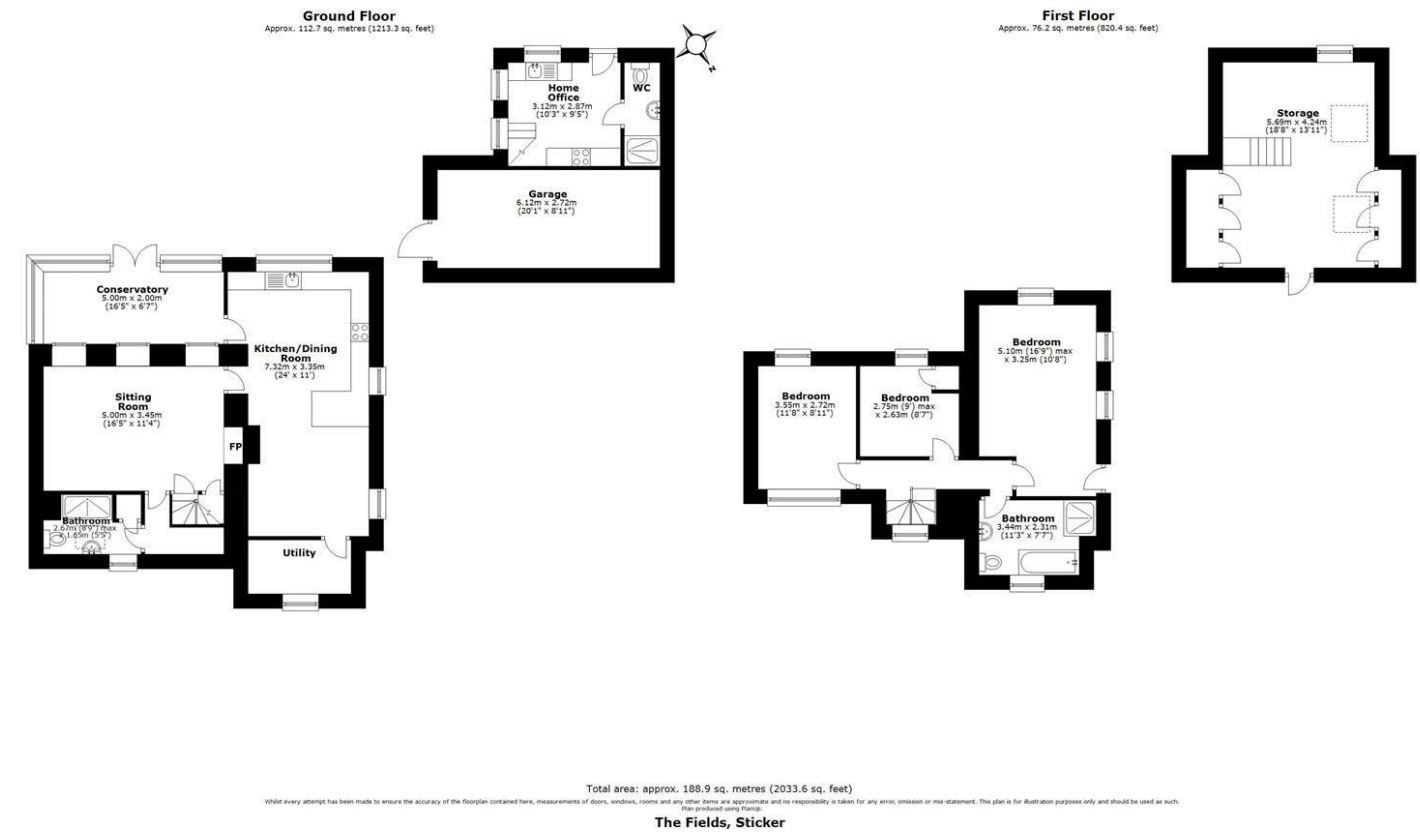


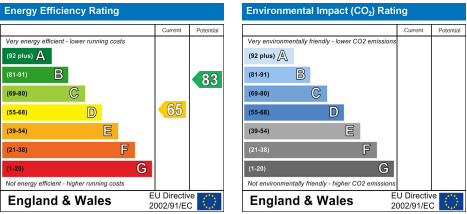
STICKER



KEY FEATURES

- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Utility Room
- Bathroom
- Shower Room
- Outbuilding With Potential
- Approximately 1 Acre
- Mains Gas Central Heating
- No Chain

ENERGY PERFORMANCE RATING



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

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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THE FIELDS, MODUS LANE, STICKER, ST. AUSTELL, PL26 7HQ

SEMI-DETACHED PERIOD COTTAGE WITH FABULOUS GROUNDS APPROACHING ONE ACRE

In a delightful semi rural location yet within walking distance of village facilities.

Three bedrooms, large kitchen/dining room, sitting room, utility, bathroom and additional shower room.

Extensive range of outbuildings with potential to create additional accommodation or holiday let (subject to consent). Garage/workshop.

A superb lifestyle opportunity for someone seeking "the good life".

Double glazing. Mains gas central heating.

Sold with no chain.

Freehold. Council Tax Band D. EPC - D.

GUIDE PRICE £575,000

GENERAL COMMENTS

The Fields is a very attractive semi-detached period cottage located in a quiet setting that feels very rural yet is within a very short walk of the village centre, shop, bus stop and public house. The cottage is undoubtedly several hundred years old and full of character features including exposed beams and a feature fireplace in the sitting room. It has been extended substantially from its original form and a modern conservatory with glass roof runs along the front elevation providing a pleasant sitting space. It is a wonderful home occupying a sheltered south facing position with a lovely outlook and enjoys privacy. The accommodation includes three bedrooms and bathroom on the first floor with a large kitchen/dining room, sitting room, utility, cloakroom and conservatory downstairs. The property is large enough for those with a growing family but is also ideal for a couple looking for comfortable home with large and mature gardens in a superb setting.

The Cottage is approached from a minor country lane and a driveway meanders up to the cottage where there is parking for several cars and turning space. There is a good size outbuilding that is ideal for a home office with adjoining garage and this has potential to convert into an annexe or holiday cottage subject to necessary consent. The gardens are a sheer joy and must be viewed to be appreciated. There is a formal garden next to the cottage and a private lane leads to the lower garden where there is a large lawn, substantial outbuilding and mature trees. A stream which runs along the bottom of the garden. The gardens and grounds are extensive and in all measure just under one acre.

LOCATION

Sticker is a thriving community on the western side of St. Austell town with a good selection of village facilities including shop, post office and public house. A very regular bus service connects to Truro and St. Austell. St. Austell has a wide range of amenities including several supermarkets, banks, building societies, restaurants, three popular golf courses and a main line railway link to London (Paddington). Truro is approximately eighteen miles to the west, and the north and south coasts are easily accessible.

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

CONSERVATORY

16'4" x 6'6" (5.00m x 2.00m)

A good sized conservatory with ample space to sit out and enjoy views of the garden. Solid glass roof. Tiled floor. Three wall lights. Stable door:

KITCHEN/DINING ROOM

24'0" x 10'11" (7.32m x 3.35m)

A well proportioned room, perfect for modern day living with ample space for kitchen, dining and sitting. Selection of base and eye level kitchen units including two display cupboards. Double sink, New World range cooker with stainless steel splash back and extractor fan over. Beko dishwasher, space for fridge/freezer, integral beer fridge. Window to front and two to side. Tiled floor. Breakfast bar. Dining area with built in bench seat having storage below. Radiator. Doors to sitting room and:

UTILITY ROOM

Window to rear. Glow Worm mains gas fired central heating boiler. Space and plumbing for washing machine.

SITTING ROOM

16'4" x 11'3" (5.00m x 3.45m)

Two windows to front. Feature stone fireplace incorporating woodburning stove. Exposed beams, cupboard under stairs. Radiator. Telephone and television points.

INNER HALLWAY

Shelved storage area, radiator. Door to:

SHOWER ROOM

White suite comprising low level w.c, pedestal wash hand basin, shower cubicle. Two windows to rear. Velux window. Tiled floor, radiator, spotlights, storage cupboard.

FIRST FLOOR

Landing. Window to rear. Loft access.

BEDROOM ONE

16'8" x 10'7" (5.10m x 3.25m)

Twin aspect with windows overlooking front, two to side and glazed door opening to side patio providing independent access from outside. Radiator.

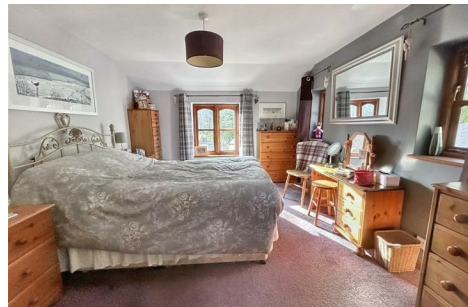
BATHROOM

A modern white suite comprising low level w.c, panel bath, separate shower cubicle with Mira shower over, heated towel rail, frosted window to rear.

BEDROOM TWO

9'0" x 8'7" (2.75m x 2.63m)

Window overlooking the front. Built in and freestanding wardrobe included in sale. Radiator. Loft access.



BEDROOM THREE

11'7" x 8'11" (3.55m x 2.72m)

A twin aspect room with windows to front and rear. Radiator.

OUTSIDE

A gravelled driveway leads up to the property where there is parking for lots of cars and ample space for trailers, caravans etc. In front of the cottage is a gravel sitting area and steps lead to the raised side garden. This garden enjoys complete privacy and lovely views. It is mainly lawn with deep, well stocked flower beds and many mature shrubs and plants. A pedestrian gateway opens onto a pathway that provides a short cut to the village shop, pub and bus stop which is very short walk. Adjoining the driveway is:

DETACHED GARAGE/WORKSHOP/POTENTIAL RENTAL

A very attractive two storey building that has been used as a home office, overflow accommodation with huge potential to convert into a full time or holiday rental (subject to consent). Light, power and drainage are connected.

GROUND FLOOR

10'2" x 9'4" (3.12m x 2.87m)

An ideal home office with windows overlooking the front and side. Potential for kitchen if converted (subject to planning). Steps lead to first floor. Door to:

SHOWER ROOM WITH W.C

Low level w.c, wash hand basin, shower cubicle.

FIRST FLOOR

STORAGE/GARDEN ROOM

18'8" x 13'10" (5.69m x 4.24m)

Divided into two sections. Potential for a sitting room and bedroom. Door opening to the side garden. Window to other side enjoying views. Velux window.

GARDENS AND GROUNDS

A private lane leads from the cottage and parking area to a further enclosed garden. This gardens is a sheer delight and a real feature of the property. It is extremely private, enjoy sun all day (as well as shade under the trees) and a stream runs along the bottom boundary. A large area of lawn is combined with a number of mature plants and trees and this area enjoys the last of the evening sun. There is an open fronted

shed that is ideal for storing logs and garden machinery. The whole garden is a natural haven for wildlife.

SERVICES

Mains water, electricity, drainage and gas are connected.

N.B

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

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.

DIRECTIONS

Proceed in to the village of Sticker from the Truro direction and at the bottom of the hill turn right (next to the village car park). Take the first right hand turning (signposted Modus Lane) and look out for the entrance into the lane signposted The Fields and Clearwater Cottage. The property is found at the end of the lane so just keep going!

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.

