



WEDGEWOOD

BRANNEL ROAD

COOMBE, ST. AUSTELL,

PL26 7LX

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# WEDGEWOOD BRANNEL

COOMBE ST. AUSTELL  
PL26 7LX

## DETACHED MODERN HOUSE IN QUIET HAMLET SETTING

Located on the very edge of Coombe in a peaceful semi rural setting with private enclosed garden. In a very convenient location and within easy reach of Truro, St Austell and both coasts.

Beautifully presented and updated and improved by the current vendors in recent years. Extremely easy to maintain.

Four bedrooms, sitting/dining room, kitchen, dining conservatory, utility, cloakroom and bathroom. Oil central heating. Double glazing.

Private enclosed front and side gardens enjoying a sunny aspect.

Attached garage and parking for four cars.

Tenure: Freehold. Council Tax Band E. EPC D

GUIDE PRICE £465,000

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9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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### GENERAL COMMENTS

Wedgewood is a substantial detached modern house located in a quiet semi rural location on the very edge of Coombe. The house is beautifully presented throughout with well proportioned rooms. The current owners have improved the house in recent years including a brand new bathroom, replacement double glazed windows and doors (apart from the conservatory) in 2022, a brand new oil fired central heating boiler was installed in 2024 alongside a new unvented hot water cylinder. The woodburner in the sitting room was installed in 2021 and the woodstore built at the same time and will be included in the sale. The accommodation includes four bedrooms, large sitting/dining room, fitted kitchen with integral appliances, bathroom, utility, cloakroom and dining conservatory. Outside is a very private enclosed rear garden that enjoys a sunny aspect, side garden and driveway with parking for four cars. There is a single garage with light and power. An internal viewing is recommended.

### 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 five miles from St Austell and eleven miles from Truro. Coombe is 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.

The nearest villages are Sticker, Grampound, Grampound Road and Probus. All of which provide various stores, doctors surgeries, public houses and primary schools. Whilst there are excellent schools close by including 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):

### CLOAKROOM

Partly tiled with low level w.c, vanity sink unit, radiator, extractor fan. Tiled floor



### KITCHEN

4.95m x 3.94m (16'3 x 12'11)

A twin aspect room with two windows overlooking the front, enjoying the wooded valley views. Glazed door leading to rear terrace and garden. Selection of base and eye level kitchen units. Integral AEG double oven with induction hob and extractor hood over, draws below. Integral dishwasher, one and a half bowl sink with mixer tap over. Granite effect worktops. Radiator, television point. Part glazed door opening to:

### DINING CONSERVATORY

3.91m x 2.97m (12'10 x 9'9)

Double glazed windows enjoying lovely views over the wooded valley, driveway, and rear garden.

### UTILITY ROOM

2.44m x 2.18m (8' x 7'2)

Worktops with space and plumbing for washing machine and space for tumble dryer below. The space for fridge/freezer,

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shelved storage cupboard. Window to front with wooded valley views.

#### INNER HALLWAY

Two windows over looking in the rear garden. Two radiators. Glazed door opening to side garden. Deep cupboard/coat storage.

#### BEDROOM FOUR

3.73m x 2.87m (12'3 x 9'5)

Window overlooking the front with wooded valley views. Radiator.

#### LIVING ROOM

6.32m x 5.89m (20'9 x 19'4)

A light triple aspect room with two windows to front and window to side. Wood burning stove with slate hearth, television point. Three radiators, double doors to inner hallway.

#### LOWER GROUND FLOOR

Radiator, understairs storage cupboard.

#### MASTER BEDROOM

4.93m x 3.10m (16'2 x 10'2)

A well proportioned room. Window to front. Radiator.

#### BEDROOM TWO

4.90m x 2.90m (16'1 x 9'6)

A twin aspect room with windows overlooking the front and side driveway. Radiator. Telephone point.

#### BATHROOM

A recently refurbished tiled bathroom with white suite comprising panel bath with shower over, glazed shower screen. Low-level w.c, vanity sink unit with cupboards below. Storage cupboards over, mirror with lights. Heated towel rail. Frosted window to front with blind, extractor fan.

#### BEDROOM THREE

3.96m x 2.31m (13 x 7'7)

Currently used as a dressing room. Window to front. Built in wardrobes and freestanding wardrobes. Radiator.



#### GARAGE

5.23m x 1.83m, 2.74m (17'2 x 6,9)

Metal up and over garage door, light and power.

#### OUTSIDE

At the front of the house is a raised level lawn with attractive Cornish stone retaining wall. There are various shrubs and plants including hydrangeas and a newly planted hedge. A driveway provides parking for at least four cars and space for trailers etc. and access to the single garage. A wide staircase leads from the driveway next to the garage up to the rear garden which is approached through a timber pedestrian gate with storage shed to one side. This garden is very private and enclosed and easy to maintain with a paved sitting and patio area accessed from the kitchen and perfect for outside entertaining. Astroturf has been laid to avoid lawn mowing. At the far end is a large timber shed and gate leading to the side of the house to a woodstore and a second entrance door into the inner hallway.

#### SERVICES

Mains water, drainage and electricity. Oil fired central heating.

#### N.B

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

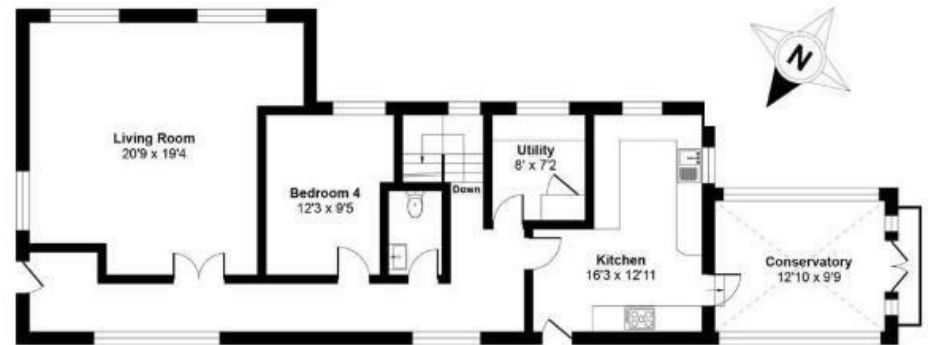
#### VIEWING

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.

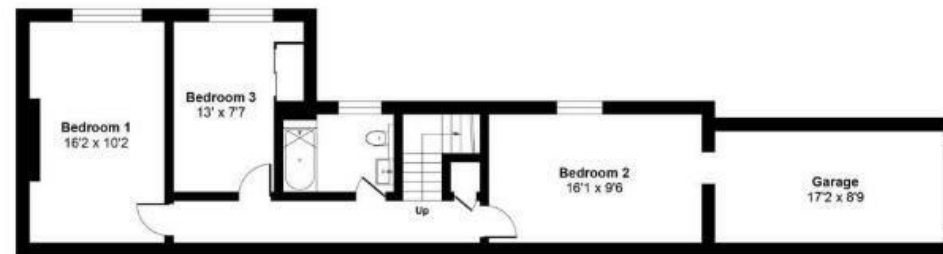
#### DIRECTIONS

Travelling along the A390 from Truro to St Austell just after entering Hewas Water, take the left hand turning signposted Coombe High Street and St Stephen. Follow the road down into Coombe taking the left hand road along the valley bottom with the stream on the right hand side and Wedgewood will be see on the left hand side.





FIRST FLOOR



GROUND FLOOR

Approximate Area = 1802 sq ft / 167.4 sq m  
 Garage = 151 sq ft / 14 sq m  
 Total = 1953 sq ft / 181.4 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
43-54 <b>E</b>			
31-42 <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
		59	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
43-54 <b>E</b>			
31-42 <b>F</b>			
1-20 <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		









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