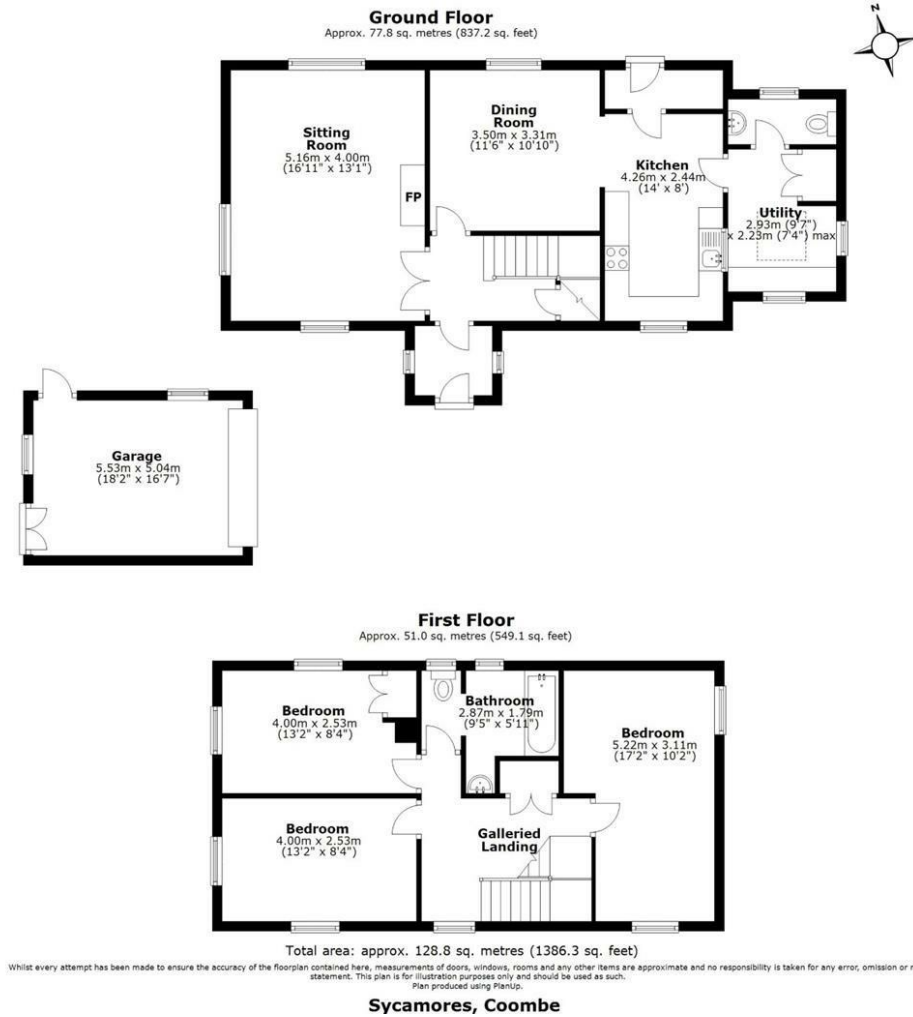


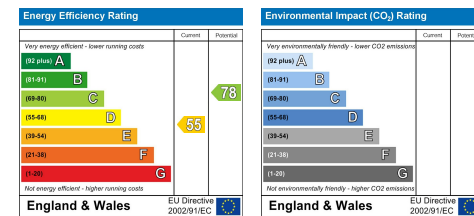
COOMBE, ST. AUSTELL



KEY FEATURES

- Detached House
- Quiet rural village setting
- 3 bedrooms
- Utility, bathroom and cloakroom
- Gardens
- Non-estate position
- Fabulous country views
- Sitting room, dining room, Kitchen
- Large detached garage
- Canvas covered terrace

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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SYCAMORES, COOMBE, ST. AUSTELL, PL26 7LN
AN INDIVIDUAL DETACHED FAMILY HOUSE IN A QUIET VILLAGE SETTING

An easily-managed relatively modern house with spectacular views over the adjacent fields and wooded countryside. 3 bedrooms, family bath/shower room, sitting room, dining room, kitchen, utility and cloakroom. Double glazed and with electric heating. Large detached garage with potential. Gardens including childrens playhouse and private canopied terrace.

Freehold. Council Tax Band D. EPC D.

PRICE GUIDE £425,000

www.philip-martin.co.uk

Roseland 01326 270008

GENERAL REMARKS AND LOCATION

Sycamores has been purposely designed for its site and comprises a detached individual house set in the heart of the small rural village of Coombe which is located in the upper reaches of the wooded Fal valley. It is a very desirable residential area and whilst adjacent to the minor road passing through the village the dwelling has the benefit of lovely wooded views across the valley and the garden is remarkably private. The house affords 3 bedrooms and bathroom on the first floor and with sitting room, dining room, kitchen, utility and cloakroom on the lower floor. It is remarkably light with many rooms being dual aspect, the lounge is triple aspect and the views are totally unspoiled looking across the valley.

The village of Coombe (often described as a hamlet) is in fact a thriving community tucked away in a valley setting about 5 miles from St Austell and 11 miles from Truro. There are local shops at nearby Sticker and St Stephen, the Brannel Secondary School is just one and a half miles away whilst there are primary schools at both St Stephen and nearby Grampound Road. 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 HOUSE

The house is believed to have been built in the mid 1980's and is of conventional cavity wall construction with rendered elevations under a concrete tiled roof. Windows have replacement double glazing and heating is provided by various electric storage radiators although the open fireplace in the sitting room has a back boiler to supplement the hot water system.

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

GROUND FLOOR

ENTRANCE PORCH

with quarry tile floor and shelving for shoes.

HALLWAY

with turning stairs to the first floor with storage cupboard below. laminate flooring.

SITTING ROOM

a light triple aspect room overlooking the valley to the woods beyond. Open fireplace with marble surround and slate hearth. Back boiler as previously mentioned.

DINING ROOM

being open plan to the kitchen and with a range of open box shelving along one wall. laminate flooring and electric storage radiator.

KITCHEN

fitted with a range of units comprising ample base cupboards, drawers and matching wall mounted storage cupboards. Work surface area with one and a half bowl sink and drainer inset, integral dishwasher and the freestanding Hotpoint electric cooker will remain. Laminate flooring and spotlights on track fitting. Door to REAR PORCH.

UTILITY ROOM

with worktop, cupboard with plumbing facility for washing machine, electric storage radiator and laminate flooring.



CLOAKROOM

with wash hand basin and wc. Laminate flooring.

FIRST FLOOR

LANDING

with airing cupboard containing hot water cylinder having electric immersion heater.

BEDROOM 1

a dual aspect room with fitted shelving.

BEDROOM 2

a dual aspect room with lovely countryside views.

BEDROOM 3

a dual aspect room with lovely countryside views.

BATH/SHOWER ROOM

with suite comprising bath with glass shower screen and Mira electric shower, vanity wash basin with cupboard below and wc. Glen warm air heater.

OUTSIDE

A tarmac driveway leads down from the road to a LARGE DETACHED GARAGE complete with pit, pedestrian door and french doors opening to a narrow paved terrace overlooking the fields and woods beyond. Subject to consent this building would easily convert to a small annex.

The GARDENS extend on three sides of the house and are largely laid out for low maintenance. The rear/side garden is particularly private and features a corner paved terrace with canvas canopy and with light and power

connected.. Close to the entrance there is a childrens playhouse.

SERVICES

Mains water, electricity and drainage connected. NB The electrical circuit and appliance have not been tested by the agents.

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.

SPECIAL NOTE

In accordance with The Estate Agent (Provision of Information) Regulations 1991 prospective purchasers must be aware that one of the sellers is a "connected" person to one of the partners of Philip Martin.

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

There are various ways to approach the village. From the A390 at Hexas Water take the minor road signposted to Coombe. After approximately three quarters of a mile at the grass triangle (with letterbox) turn left and after a short distance turn right. On entering the village at the bottom of the hill turn right again and Sycamores will be found a short distance along on the left hand side.

