



14 CARLYON ROAD
PLAYING PLACE,
TR3 6EU

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



14 CARLYON ROAD

PLAYING PLACE

TR3 6EU

DETACHED BUNGALOW FOR REFURBISHMENT IN MATURE HALF-ACRE GARDENS, WITH ORCHARD PLOTS AND PADDOCK LAND ALSO AVAILABLE

A detached three-bedroom bungalow requiring comprehensive refurbishment, occupying mature gardens of approximately half an acre on the edge of Playing Place.

Offered with no onward chain and vacant possession, the property is available as Lot 1, with adjoining land also offered separately or as a whole. Lot 2 comprises the Orchard Plots, benefiting from Permission in Principle for up to four dwellings, while Lot 3 comprises a further sloping paddock.

GUIDE PRICE £600,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 St Mawes: 01326 270008

E: sales@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

14 Carlyon Road is a detached three-bedroom bungalow occupying a mature and established garden plot of approximately half an acre on the edge of Playing Place, a desirable village setting within easy reach of Truro, Carnon Downs, Feock and the Carrick Roads.

The property has been a much-loved home for many years and is now offered for sale with vacant possession and no onward chain. The bungalow would benefit from refurbishment throughout but offers well-proportioned accommodation, excellent natural light and considerable scope for improvement, remodelling or extension, subject to any necessary consents.

The accommodation includes an entrance hall, lounge, conservatory, kitchen/dining room, three bedrooms, cloakroom, utility, workshop, store and garage. Outside, there is ample parking and mature gardens surrounding the property.

A particular feature of the sale is the availability of adjoining land, which can be purchased separately or together with the bungalow. Further details of the additional lots are set out below.

FURTHER LAND

The adjoining land may be purchased separately or together with the bungalow, creating a rare and flexible opportunity for a variety of purchasers.

Lot 2 comprises an orchard plot extending to approximately 0.6 acres and benefits from Permission in Principle for up to four dwellings, the planning application can be found on Cornwall Council planning portal with the reference number PA26/00847. Lot 3 comprises a further parcel of sloping pasture land extending to approximately 0.7 acres. As a whole, the bungalow, orchard and paddock extend to approximately two acres.

This allows purchasers to acquire the bungalow and gardens alone, or to consider a larger holding with additional land and potential development interest.

Purchasers should note that any development, change of use or alternative use of the adjoining land will be subject to all necessary planning permissions, technical consents and statutory approvals. Interested parties should make their own enquiries with the local planning authority.

LOT 1 - THE BUNGALOW & GARDENS

A detached three-bedroom bungalow occupying an established garden plot of approximately half an acre. The bungalow would benefit from refurbishment throughout but offers well-proportioned accommodation, excellent natural light and considerable scope for improvement. Guide Price £600,000.

LOT 2 - THE ORCHARD PLOTS

An adjoining orchard plot extending to approximately 0.6 acres. The land benefits from Permission in Principle for up to four dwellings, making this a particularly interesting opportunity for purchasers seeking development potential, subject to all further consents and approvals. Guide Price £595,000.



LOT 3 - BOTTOM PADDOCK

A further parcel of sloping pasture land extending to approximately 0.7 acres. The paddock is available by separate negotiation, with preference likely to be given to purchasers of the Orchard Plots or the whole site. The vendors may also consider the sale of a smaller strip of land to the purchaser of Lot 1, subject to negotiation and the agreement of all parties. Price available on application.

LOTS 1 AND 2 COMBINED

When combined, the bungalow and orchard extend to approximately 1.3 acres, offering a rare opportunity to acquire a substantial edge-of-village holding in a highly convenient location close to Truro, Carnon Downs, Feock and the

Carrick Roads. Guide Price £1,150,000.

Lot 3 is available by separate negotiation.

Due to the unusual nature of the sale and the availability of the property in separate lots or as a whole, the vendors will give consideration to all interested parties before making a decision. Offers may be considered for individual lots, combinations of lots, or the property as a whole.

THE PROPERTY

The property provides spacious and light accommodation arranged on one



level, with a practical layout typical of its period and clear scope for comprehensive refurbishment. A central entrance hall gives access to the principal rooms, including a generous lounge with large windows overlooking the gardens and direct access through to the conservatory, which enjoys a pleasant outlook across the grounds. The kitchen/dining room is well proportioned and sits close to a useful utility area, while the bedroom accommodation comprises three rooms served by a bathroom and separate cloakroom. There is also an attached workshop, store and garage, providing excellent ancillary space and potential for adaptation, subject to any necessary consents. Throughout, the bungalow offers generous room sizes, good natural light and a highly flexible footprint, making it an excellent opportunity for purchasers wishing to modernise, remodel and create a comfortable home in a mature edge-of-village setting.

PLAYING PLACE

Playing Place is a very desirable residential locality about three miles or thereabouts south west of Truro and not far from the larger village of Carnon Downs where there are a selection of local facilities. Playing Place has a good village store and Kea Primary School is literally just along the road. Playing Place also lies within two to three miles of Feock and Loe Beach and hence easily accessible to the River Fal and Carrick Roads estuary.

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

ENTRANCE HALL

LOUNGE
7.2 x 4.47 (23'7" x 14'7")

CONSERVATORY
3.02 x 3.68 (9'10" x 12'0")

KITCHEN
4.52 x 3.55 (14'9" x 11'7")

UTILITY
2.16 x 1.7 (7'1" x 5'6")

CLOAK ROOM

MASTER BEDROOM
5.32 x 4.41 (17'5" x 14'5")
With vanity wash hand basin.

BEDROOM 2
4.26 x 3.51 (13'11" x 11'6")
With vanity wash hand basin.

BEDROOM 3
3.76 x 2.65 (12'4" x 8'8")

BATHROOM
2.6 x 2.14 (8'6" x 7'0")

WORKSHOP/STUDIO
6.22 x 3.27 (20'4" x 10'8")

STORE
3.02 x 2.96 (9'10" x 9'8")

GARAGE
2.96 x 2.36 (9'8" x 7'8")

OUTSIDE

Approached via a gravelled lane, the property and its access runs directly from Carlyon Road with only one neighbouring property enjoying access along part of the lane. The lane leads to the bungalow and allows access along the boundary to the gardens beyond.

SERVICES

Mains water, electricity and private drainage. The solar panels are owned by the bungalow and receive payments under the favourable FIT payment scheme.

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.

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.

COUNCIL TAX

Band E

TENURE

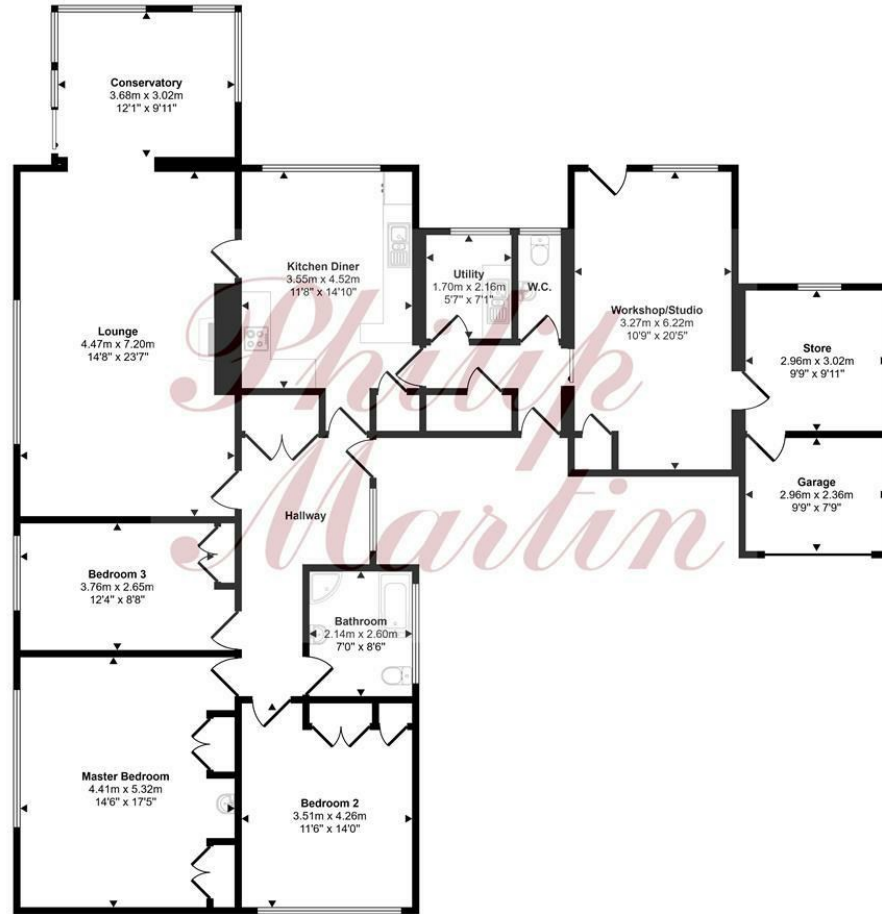
Freehold.

DIRECTIONS

From Truro proceed in a southerly direction along the A39 and turn left at Playing Place roundabout into the village. Take the first left hand turning into the Old Coach Road and the first right hand turning is Carlyon Road. Passing the entrance to Penhalls Road on the right the house is easily identified on the right hand side where a Philip Martin board has been erected.

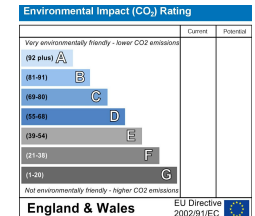
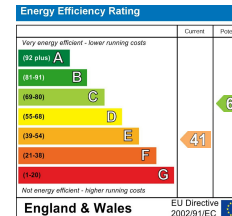
Philip Martin

Approx Gross Internal Area
187 sq m / 2014 sq ft



Floorplan

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

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin