



Springfield,  
Trenance Downs, St Austell

LODGE & THOMAS

ESTABLISHED 1892

## Springfield,

Trenance Downs, St Austell  
Cornwall PL25 5RF

### Guide Price: £765,000

- 4 bedroom family home in an elevated position
- Far-reaching countryside views to the south Cornish coast
- Ancillary accommodation
- 3,000sqft of workshop/storage building
- Further garage/workshop
- Stabling
- Grounds extending to 3.5 acres or thereabouts

A wonderful opportunity to acquire a country property with dual family accommodation in an accessible position within easy reach of St Austell town centre and the south Cornish coast.

The property lies in an elevated rural position enjoying far reaching views, yet within easy reach of the town of St Austell, which boasts a wide range of retail and professional service as well as junior and senior education establishments.

The county town of Truro, the main administrative centre to the west is easily accessible by car or train from the mainline railway station.

The scenic south Cornish coast, and the historic harbour of Charlestown lies within easy reach as well as the famed Eden project.

Springfield has been in the same family ownership since 1999 and offers an excellent opportunity for a buyer seeking a rural property with a good range of outbuildings, yet in an accessible position.



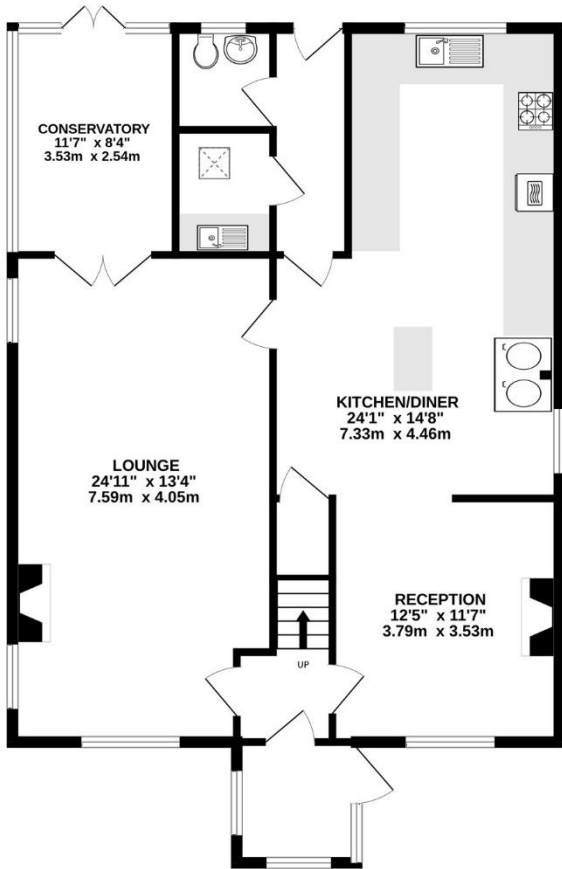


The property comprises a detached cottage which, over the clients' ownership, has been remodelled to provide family accommodation over three floors. The property has been extended to provide an open plan kitchen/living/diner, utility room/cloakroom, dual aspect lounge with a conservatory on the ground floor, three double bedrooms with two bathrooms on the first floor and an open-plan attic room, which could be adapted to provide further accommodation if required. From the attic room, far reaching southerly views are enjoyed to the coast.

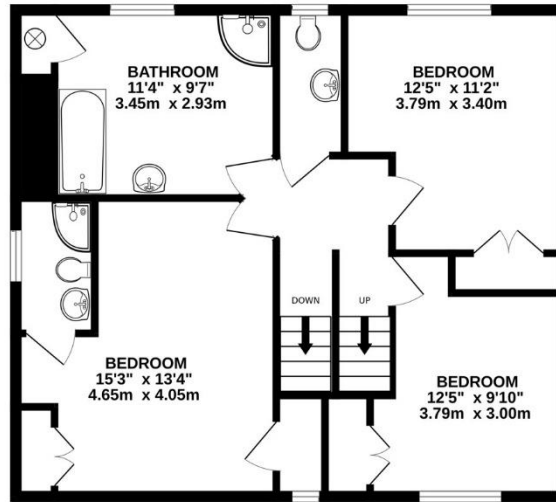
Accessed off a minor road on to a yard area with plenty of parking and turning space for numerous vehicles, the property is complemented by a detached two storey traditional stone barn which has been converted to provide ancillary accommodation and comprises:- bedroom, shower room on the ground floor, open plan kitchen/living/diner on the first floor.



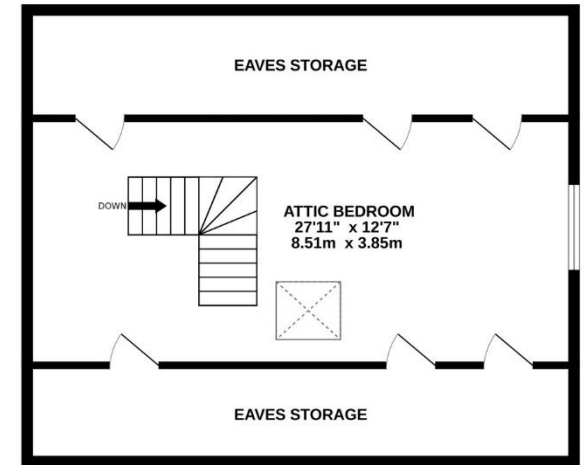
GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



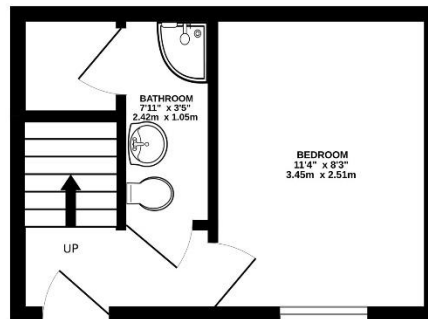
1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



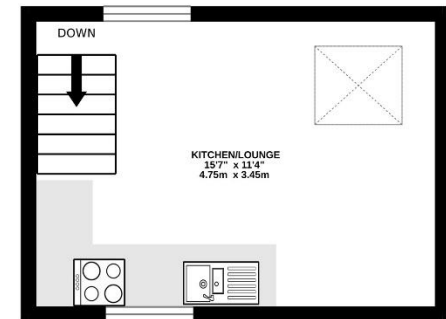
2ND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



GROUND FLOOR  
176 sq.ft. (16.4 sq.m.) approx.



1ST FLOOR  
176 sq.ft. (16.4 sq.m.) approx.



## Outside

To the front of the house lies an enclosed cottage style garden laid to lawn with a pond, with the garden leading round to the side and rear with a number of fruit trees and a paved sun terrace with mature herbaceous border to the rear.

Above the house lies a small **Barn** (5.2m x 2.5m) built of stone and block construction under a pitch roof, with electric. A timber frame **Barn** on a concrete base providing, Feed Store (3.39m x 2.09m) with electric and water; Store (3.5m x 2.3m); Stable (3.3m x 2.7m); and mezzanine storage area. **Garage** (12.7m x 6.2m) with inspection pit and a biomass boiler; adjoining **Tool Shop** (4.3m x 4m); **Workshop** (19.4m x 11.6m) with 11.6 x 3.45m overhang., adjoining **Generator Room** (4.39m x 1.64m) and WC.

**Agents note.** A three-phase generator is available by separate negotiation.

## The Land

Located to the rear and above the house, the land extends in all to approximately 3 acres and is laid to pasture. Divided into two enclosures, with roadside access, the land would be suitable for grazing of horses and livestock.

From the land extensive views are enjoyed over the surrounding area towards the south Cornish coast.



**Services:** Private water (borehole), mains electricity, private drainage. Biomass wood chip boiler supplying heating and hot water. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** D                      **EPC:** House D – Barn D

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** 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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Agents Note:** The field to the north of the house is subject to a historical overage clause placed on the land by the previous landowner for a period of 20 years from 18<sup>th</sup> Nov 2011, triggered by planning consent being granted for residential/commercial/holiday use development within this field.

**Viewings:** Viewings strictly by appointment with the sole selling agents Lodge & Thomas. 01872 272722

**Directions:** Entering St Austell from Truro, turn left onto Truro Road travelling over the crossroads, follow the road down the hill. Turn left at the crossroads onto Gover Road, and then 2<sup>nd</sup> right onto Grove Road. Follow Grove Road to the end, turning left onto Trenance Road. Without deviation, following road up the hill, under the railway and after approximately 1 mile the property will be found on the right-hand side.

**what3words**/// lend.clearing.abstracts





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Estate Agents  
Valuers  
Auctioneers

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