



mansbridgebalment

ST. DOMINICK

£625,000





TRENEAR

Hunters Oak, St. Dominick, Cornwall, PL12 6SS

A stunning, architect designed and extremely spacious detached family house.

Beautifully Presented & Finished to a High Standard

4 Double Bedrooms; 3 Bathrooms

Excellent Proportions

Stunning Far Reaching Panoramic Views

Integral Double Garage

£625,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

A stunning, architect designed and extremely spacious 4 double bedroom 3 bathroom south facing detached family home enjoying fabulous panoramic countryside views over the surrounding National Trust owned farmland and peacefully situated in the sought after Cornish village of St Dominick within the Tamar Valley, a designated area of outstanding natural beauty. This special home has been superbly designed to maximise the views with stylish, well proportioned, light and airy accommodation creating a wonderful contemporary family home. The property is centred around the massive reception hall and galleried landing. The beautifully presented accommodation is lavishly equipped and finished to an extremely high standard with quality fixtures and fittings throughout and briefly comprises: entrance porch: 27' reception hall with double height ceiling; cloakroom; 30' fully fitted kitchen/dining room; utility room; 19' sitting room with south facing balcony; four double bedrooms, master with en-suite and dressing room; two further bathrooms; large driveway providing off road parking for multiple vehicles; integral double garage; well kept front and rear gardens.

The property also benefits from PVCu double glazing throughout and a recently installed biomass boiler which has a Renewable Heat Incentive providing a quarterly income of approximately £470 running until October 2021.

This special home is offered with no onward chain and early viewing is recommended.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

GROUND FLOOR

Obscure PVCu double glazed front door with storm porch and outside lighting leads into:

ENTRANCE PORCH

5' 6" x 5' 0" (1.68m x 1.52m)

Recessed LED spotlights; porcelain tiled flooring; radiator; obscure PVCu double glazed door with matching double glazed panels alongside leads into:



RECEPTION HALL

26' 9" x 10' 8" (8.15m x 3.25m)

An impressive, spacious dual height room with feature bespoke oak staircase with stainless steel balustrade; solid oak flooring; recessed LED spotlighting; built-in linen cupboard with shelving; built-in cloaks cupboard with hanging and storage; double radiator.

CLOAKROOM

7' 0" x 6' 1" (2.13m x 1.85m)

Part tiled and fitted with a modern white suite comprising low level w.c. with concealed cistern; 'Roca' circular wash hand basin; recessed LED spotlighting; tiled flooring; obscure PVCu double glazed window to side; stainless steel heated towel rail.

BEDROOM TWO

14' 8" x 14' 7" (4.47m x 4.44m)

Television point; solid oak flooring; PVCu double glazed French doors to rear providing access to garden with matching PVCu double glazed windows to both sides enjoying lovely far reaching countryside views; recessed LED spotlighting; double radiator.



BEDROOM FOUR

11' 0" x 9' 3" (3.35m x 2.82m)

Television point; telephone point; solid oak flooring; recessed LED spotlighting; PVCu double glazed window to front; radiator.

FAMILY BATHROOM

10' 11" x 8' 2" (3.33m x 2.49m)

Spacious fully tiled bathroom; beautifully finished and fitted with 'Roca' sanitary ware; 4 piece white suite comprising corner Air bath with flexible shower head and tiled surround; corner shower cubicle housing a chrome thermostatic shower; low level w.c. With concealed cistern; inset wash hand basin; tiled flooring; recessed LED spotlighting; obscure PVCu double glazed window to side; extractor fan; stainless steel heated towel rail.

INNER LOBBY

Recessed LED spotlighting; tiled flooring; integral door to double garage; door to utility room and open plan into:



WET ROOM

6' 8" x 5' 1" (2.03m x 1.55m)

Walk-in fully tiled shower area fitted with a 'Grohe' chrome thermostatic shower; wall hung wash hand basin with storage cabinet beneath; recessed LED spotlighting; extractor fan; stainless steel heated towel rail.

UTILITY ROOM

9' 6" x 8' 8" (2.9m x 2.64m)

Fitted with a range of oak fronted base cabinets with contrasting roll top work surfaces with tiled splash backs; inset circular stainless steel sink unit with mixer tap; space and plumbing for automatic washing machine; tiled flooring; recessed LED spotlighting; obscure PVCu double glazed window to side; radiator.

HALF LANDING

Glass double doors lead into:

KITCHEN/DINING ROOM

29' 11" x 14' 8" (9.12m x 4.47m)

This stunning and extremely spacious light and airy room enjoys the panoramic views over the bordering National Trust farmland and countryside beyond with feature high vaulted ceiling and fitted with a comprehensive range of quality oak fronted wall and base cabinets with soft close feature and concealed lighting; quartz work surfaces and splash backs; twin circular stainless steel sink with mixer tap and drainer; built-in eye level stainless steel 'Whirlpool' double oven and grill; newly installed 'Neff' 4 ring induction hob with large 'Whirlpool' extractor hood over; built-in 'Whirlpool' dishwasher; built-in 'Whirlpool' fridge/freezer; television and telephone points; tiled flooring with underfloor heating; PVCu double glazed window to rear overlooking garden with far reaching views; PVCu double glazed French doors to rear providing access to paved terrace and gardens with matching PVCu double glazed windows alongside enjoying the fabulous views; 4 double glazed Velux windows to rear; feature glass bricks into galleried landing.



FIRST FLOOR

GALLERIED LANDING

33' 5" x 16' 4" (10.19m x 4.98m)

Large area creating an additional reception room with feature vaulted ceiling; recessed LED spotlighting; 2 wall light points; PVCu double glazed window to front with far reaching views over the surrounding farmland and countryside; double glazed Velux window to side with solar powered blinds; double radiator; sliding glass double doors leads into:

SITTING ROOM

19' 8" x 19' 5" (5.99m x 5.92m)

Spacious dual aspect room well designed to maximize the magnificent panoramic views over the bordering farmland, surrounding countryside over to the River Tamar beyond; feature vaulted ceiling with recessed LED spotlighting; television and telephone points; 2 double glazed windows to side; double radiator; PVCu double glazed French doors to front with matching double glazed windows alongside enjoying the panoramic views and providing access onto:

SOUTH FACING BALCONY

19' 9" x 5' 3" (6.02m x 1.6m)

Providing a special space to enjoy the sunshine and views; enclosed by a decorative wrought iron balustrade with outside lighting.

MASTER BEDROOM SUITE

BEDROOM

14' 7" x 14' 7" (4.44m x 4.44m)

Again well designed to maximize the views with feature vaulted ceiling and recessed LED spotlighting; telephone point; PVCu double glazed French doors to rear opening to a Juliette balcony with matching PVCu double glazed windows alongside enjoying the panoramic Tamar Valley views; modern upright mirror fronted radiator.

WALK-IN DRESSING ROOM

8' 3" x 4' 6" (2.51m x 1.37m)

Fitted with built-in full length wardrobes with automatic lighting and ample hanging and storage.

EN-SUITE BATHROOM

8' 1" x 6' 0" (2.46m x 1.83m)

Fully tiled and beautifully finished with 'Roca' sanitary ware including double ended bath with 'Grohe' chrome thermostatic shower over with shower screen; low level w.c; concealed lighting; inset circular wash hand basin with storage cupboards and drawers beneath; feature vaulted ceiling with recessed LED spotlighting; tiled flooring with underfloor heating; obscure PVCu double glazed window to side; stainless steel heated towel rail.

BEDROOM THREE

11' 0" x 9' 2" (3.35m x 2.79m)

Feature vaulted ceiling with recessed LED spotlighting; television and telephone points; PVCu double glazed window to front with stunning views; radiator.







OUTSIDE

To the front decorative wrought iron vehicular gates open to an extensive paved driveway providing off road parking for several vehicles and leading to the integral double garage. Access from here to the main entrance and double wrought iron pedestrian gates to the side provide access to the rear gardens.

The front garden is south facing and enclosed by attractive stone walling and an area of lawn with natural stone edging and a low maintenance gravelled area. Underneath the balcony is a cloistered walkway with stone pillars and granite arches.

The rear garden backs onto fields and is fully enclosed by wooden panel fencing and attractive stone walling and enjoys the stunning views over the neighbouring farmland and countryside beyond. Immediately to the rear of the property and accessed via the kitchen/dining room is a good sized paved terrace with outside lighting enclosed by wrought iron balustrade providing a special space for outside dining and enjoying the garden and views with a five man hot tub. Steps from here lead to a further gravelled seating area accessed from bedroom two, again with outside lighting, with the remainder of the garden laid to a level lawn and bordered by mature flower beds with a colourful array of plants, shrubs and bushes.

INTEGRAL DOUBLE GARAGE

19' 9" x 19' 5" (6.02m x 5.92m)

Fitted with twin up-and-over electronic remote controlled garage doors; power and lighting; floor mounted 'Trianco' biomass boiler which has a Government incentive connected to it; large modern pressurised water cylinder; coat hooks; two obscure PVCu double glazed windows to side; integral door to inner lobby/wet room.

SERVICES

Mains water, electricity and drainage. Superfast broadband is available in this area.

VIEWING

By appointment with MANSBRIDGE & BALMENT on 01822 612345.

OUTGOINGS

We understand this property is in band 'E' for Council Tax purposes.

DIRECTIONS

From Callington follow the A388 signposted Saltash and Plymouth and continue about 4 miles to a roundabout where St. Dominick is signposted. After about 1.5 miles upon reaching the village turn right at the 'T' junction by the school. Continue along this road passing the Who'd Have Thought It Inn on the right and the property will be found after about a quarter of a mile on the left hand side.



Ground Floor



First Floor



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* Source Rightmove

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