

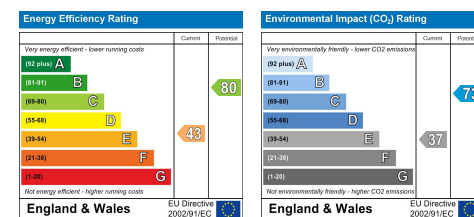
COOMBE, ST. AUSTELL



KEY FEATURES

- House and Building Plot
- Semi Detached House
- Sitting Room
- Bathroom
- Oil Fired Central Heating
- Permission for 3 Bed Det House
- 3 Bedrooms
- Kitchen/Dining Room
- Conservatory
- Double Glazing, Integral Garage

ENERGY PERFORMANCE RATING



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BADGERS HOLT, COOMBE, ST. AUSTELL, PL26 7LN SEMI DETACHED MODERN HOUSE WITH BUILDING PLOT

Located in the quiet hamlet of Coombe on the outskirts of St. Austell and close to Sticker, Polgooth and Grampound. Planning permission granted for a three bedroom detached house in the garden. Three bedroom semi detached house with sitting room, kitchen/dining room, conservatory, bathroom and integral garage. Oil fired central heating. Double glazed windows. Sold with no onward chain. EPC - E.

GUIDE PRICE £320,000

GENERAL COMMENTS

Badgers Holt comprises a spacious semi detached modern house that enjoys fabulous rural views to the front with reverse level accommodation to take advantage of the views. Planning permission has been granted by Cornwall Council (Ref. PA17/1142) to build a brand new detached house in the garden and therefore this presents a very rare opportunity to purchase a home and a building plot, undoubtedly of interest to builders and those looking for two properties. The accommodation at Badgers Holt comprises; three bedrooms, (two on the ground floor and one upstairs), the main living accommodation takes full advantage of the splendid views, large kitchen/dining room with balcony providing plenty of sitting out space for the best of the views, large sitting room, bathroom and integral garage. The proposed house will have three bedrooms and bathroom on the ground floor, the master will have an en-suite bathroom and on the first floor a sitting room, kitchen/dining room, utility and cloakroom. Both houses will have gardens and parking for two cars. Further plans and information is available from the sole agent.

LOCATION

Coombe is a quiet rural hamlet in a wooded valley approximately half way between Grampound and St. Austell. Village facilities are available at nearby Sticker where there is a post office and general store and public house. St. Austell is approximately five miles where there is a good selection of facilities including schools, college and main line railway link to London (Paddington). Truro is approximately eleven miles to the east being the capital of the county and is renowned for its excellent shopping centre and fine selection of restaurants. The house is ideally located for access to both the north and south Cornish coast and is within a couple of miles of the A390 for quick commuting throughout the county.

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

Half glazed door leading to:-

ENTRANCE HALL

With sliding door opening to utility room and fully glazed door to kitchen/dining room.

UTILITY ROOM

Window overlooking the garden, space and plumbing for washing machine and space for tumble dryer. Single stainless steel sink with drainer. Tiled floor.

KITCHEN/DINING ROOM

A twin aspect room with two windows overlooking the garden and sliding patio doors opening onto the balcony and enjoying fabulous uninterrupted views over the valley. Excellent range of base and eye level kitchen units, single sink and drainer, integral Zanussi oven with electric hob and extractor hood above and tiled splashback. Two radiators, t.v. point. The balcony provides sitting out space from which to enjoy the far reaching views.

INNER HALLWAY

With doors to bedroom, bathroom and sitting room. Airing cupboard housing lagged hot water cylinder. Loft access.

SITTING ROOM

Large window with blind enjoying the views. Solid wood floor, two radiators, T.V. point.

BEDROOM 3

Double glazed patio doors opening to conservatory. Radiator.

CONSERVATORY

Double glazed window, blinds, polycarbonate roof, radiator and t.v. point. French doors opening to rear sun terrace and enjoying views over the garden.

BATHROOM

A mostly tiled room with bath and separate shower. Low level w.c., wash hand basin, tiled floor, heated towel rail and frosted window to rear.



LOWER GROUND FLOOR

Doors to both bedrooms and doors opening to rear pathway and also access to the integral garage.

BEDROOM 1

Window to front, built-in wardrobes and dressing table, radiator.

BEDROOM 2

Window to front, built-in wardrobe, radiator and t.v. point.

INTEGRAL GARAGE

Double garage doors, window to side. Light and power. Worcester oil fired central heating boiler.

OUTSIDE

A driveway leads up to the property and there is off road parking for four vehicles with access to the garage. Badgers Holt owns the drive but there is a right of way in favour of the neighbouring property. Steps and a pathway lead up to the front door. The garden is extensive and is terraced for ease of maintenance with level lawn and a very large deck provides plenty of sitting out space from which to enjoy the views. The garden is enclosed behind a wooden garden fence and is therefore safe for children and pets. At the top of the garden and accessed from the conservatory and kitchen is a gravelled terrace with further sitting out space. A flowerbed is well stocked with mature shrubs and plants including camellias, rhododendron and Christmas tree.

Planning permission has been granted to develop the garden and there is planning for a detached three bedroom house (Planning Permission Ref. PA17/11742). Further details are available from the agent.

SERVICES

Mains water and electricity. Mains drainage via septic tank. Oil fired central heating.

N.B

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



Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."