



Wedgewood, Brannel Road





# Wedgewood, Brannel

Coombe, St. Austell, Cornwall PL26 7LX

Sticker 2 miles St Austell 4 miles Truro 12 miles

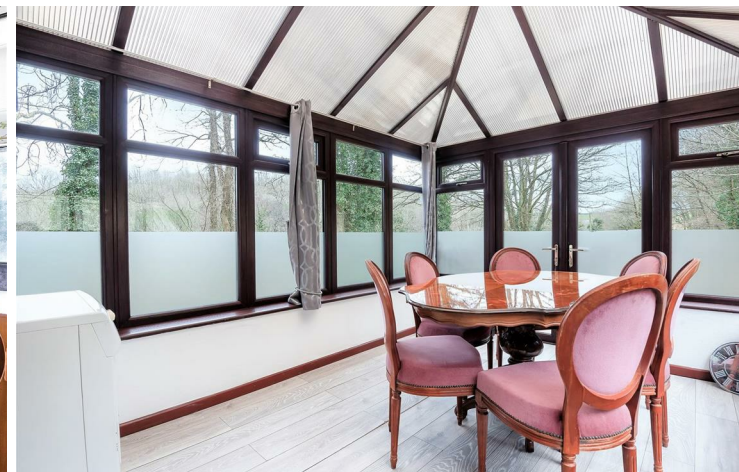
Situated in popular Coombe, a detached spacious five-bedroom house, garage, car parking and gardens

- Hall
- 5 Bedrooms
- Conservatory
- Single Garage
- Garden
- Particularly Spacious Living Room
- Kitchen
- Bathroom and Separate WC
- Expansive Level Seating Area
- Multiple Car Parking

Guide Price £375,000

## SITUATION

Wedgewood is situated towards the eastern edge of the popular and sheltered hamlet of Coombe. Surrounding villages include St Stephen, Sticker, Grampound Road and Grampound providing a variety of local facilities which are supplemented further by the town of St Austell about 4 miles to the east and Truro, being the commercial and retail centre of Cornwall, about 12 miles to the south-west. At St Austell there is a station on the London Paddington line.





## DESCRIPTION

Approached over a pleasant leafy lane, Wedgewood presents to the market a spacious residence on the edge of the hamlet with reverse level accommodation.

The entrance is via an Open Covered Porch to a Hallway from which there are doors to the first floor rooms and turning balustrade stairs leading down to the lower level accommodation.

There is a fine modern Kitchen with double aspect and a comprehensive range of base and eye level gloss finish modern units with polished granite effect worktop surfaces to splashback tiling. Included is an inset single drainer sink unit with vegetable bowl, integral dishwasher, Lamona 4-ring induction hob with extractor hood over, inset fan-assisted oven with separate oven and grill, and space and plumbing for washing machine and space for American style refrigerator/freezer.

Off is a good-sized Conservatory with flowerpot shelving and double doors to outside raised Seating Balcony with decking and timber balustrade.

Off the Hallway via wide double doors is a spacious and delightfully proportioned Living Room with double aspect and fine outlook. This is a spacious room with a delightful feel. Also at first floor level, are two Bedrooms and a separate WC with low level wc and pedestal washbasin.

On the lower level is a further Hallway with door to Understairs Cupboard, three good sized double Bedrooms and an excellent Bathroom with jacuzzi bath with shower cabin over, LED mood lighting, ceiling rainshowers and electric shower, inset modern vanity unit, WC and chrome wall mounted heated towel radiator.

## OUTSIDE

On the southern side of Wedgewood is an expansive paved seating area. Adjacent is a Summerhouse and timber Store Building. Wide steps with LED lighting lead down to an extensive car parking area for a number of vehicles, from which there is access to a single Garage with up and over door, power and lighting.

On the northern side of the house is a long garden area with a number of ornamental shrubs.

## VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

From Truro take the A390 eastwards towards St Austell. Drive through Tresillian and onto the Probus by-pass. At the roundabout, turn right towards Grampound and drive through the village. Continue to Hewas Water and turn left opposite the car sales garage towards Coombe. Drive for about a mile and at the crossroads carry straight on. Take the second turning on the right, pass under the bridge and at the crossroads, turn right. Wedgewood will be seen after a short distance on the right-hand side where there is car parking adjacent to the road.

## SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating. Double-glazed. Broadband available. TV and telephone points.





These particulars are a guide only and should not be relied upon for any purpose.



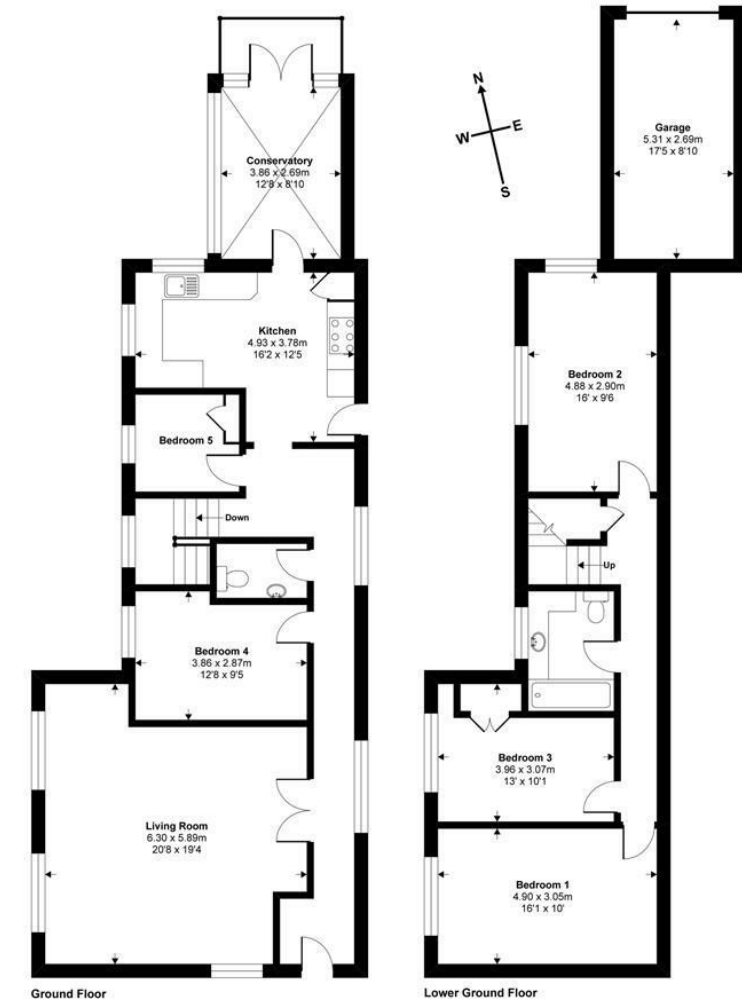
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	66
England & Wales		
EU Directive 2002/91/EC		

61 Lemon Street, Truro, TR1  
2PE

truro@stags.co.uk

01872 264488

Approximate Area = 1861 sq ft / 172.8 sq m (includes garage)  
For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 685288



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London