



**MAY WHETTER & GROSE**

**SUNNYSIDE COTTAGE , ST. COLUMB, TR9 6JB  
OFFERS IN EXCESS OF £525,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

A UNIQUE AND REMOTE DETACHED DORMER BUNGALOW WITH THREE BEDROOMS AND AMPLE OFF ROAD PARKING. ACCESSED VIA A LONG AND PRIVATE DRIVEWAY. THE ELEVATED DORMER BUNGALOW OFFERS STUNNING ELEVATED VIEWS OF THE SURROUNDING AREA LOCATED NEXT TO CASTLE AN DINAS ANCIENT MONUMENT. FURTHER BENEFITS INCLUDE OIL CENTRAL HEATING AND ELECTRIC RADIATORS, MAJORITY DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS UNIQUELY POSITIONED AND DESIRABLE FAMILY RESIDENCE. PLEASE SEE AGENTS NOTES. EPC - E



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### Location:

Castle an Dinas is an Iron Age hillfort at the summit of Castle Downs near St Columb Major and is considered one of the most important hillforts in the southwest of Britain. It dates from around the 3rd to 2nd century BC and consists of three ditch and rampart concentric rings, 850 feet (260 m) above sea level. The village of St Columb is located circa 1 mile away. St Columb Major is a town and civil parish in Cornwall. Often referred to locally as St Columb, it is approximately seven miles (11 km) southwest of Wadebridge and six miles (10 km) east of Newquay. The designation Major distinguishes it from the nearby settlement and parish of St Columb Minor on the coast. The town is named after the 6th-century AD Saint Columba of Cornwall, also known as Columb.

Twice a year the town plays host to "hurling", a medieval game once common throughout Cornwall but now only played in St Columb and St Ives. It is played on Shrove Tuesday and again on the Saturday eleven days later. The game involves two teams of unlimited numbers (the 'townsmen' and the 'countrymen' of St Columb parish) who endeavour to carry a silver ball to goals set two miles (3 km) apart or across the parish boundary, making the parish, around 17.2 square miles (45 km<sup>2</sup>) in area, the de facto largest sports ground in the world!

### Directions

From St Austell Proceed to Roche passing Trethowel and Carthew on the way. Drive straight through Roche, at the bottom of the hill take the first turning off the roundabout onto Edgcumbe Road (B3274). At the end of the road turn left and proceed down the old A30, under the railway bridge. Follow the road as it bends to the right and pass over the new A30 road. When climbing the hill take the right turn immediately before the turning to the Castle-An-Dinas ancient monument road. The property is located at the end of this private drive.

### Accommodation

Hardwood door with upper single glazed panel allows external access into entrance porch.

### Entrance Porch

8'5" x 5'3" (2.59 x 1.61)



Upvc double glazed windows to right and front elevations combining to provide a good amount of natural light. Carpeted flooring. Radiator. Wood clad ceiling. Hardwood inner door allows access through to lounge.

### Lounge

16'0" x 22'4" (4.89 x 6.83)



A well lit room with Upvc double glazed patio doors to front elevation allowing access to the low maintenance front garden and stunning far reaching views over the surrounding area. Further Upvc double glazed window to rear elevation. Hardwood single glazed window allows natural light through to the utility. Door through to kitchen. Carpeted stairs to first floor. Carpeted flooring. Two Radiators. Wall mounted real flame effect electric fire. Telephone Point. Television Aerial Point. Part exposed ceiling beams. Textured ceiling. A generous and versatile room.

### Kitchen

20'8" x 10'8" - maximum (6.31 x 3.27 - maximum)



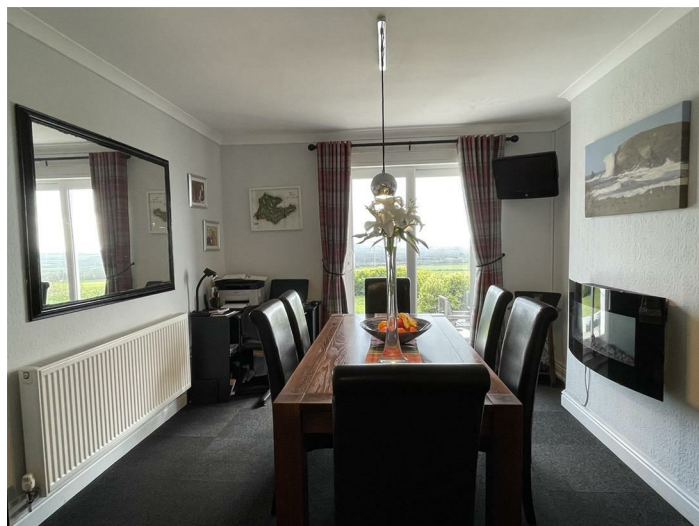
With large opening through to Dining Room, door to



family bathroom opening through to utility. Matching wall and base units finished in white high gloss. Space for Leisure Cookmaster 101 electric range with fitted extractor hood above. Space for dish washer. Roll top worksurfaces, one and half bowl sink and matching draining board central adjustable mixer tap. Tiled walls to water sensitive areas. Wood effect laminate flooring.

### Dining Room

10'11" x 10'10" (3.33 x 3.32)



Beautifully flowing off of the kitchen is the dining room. Upvc double glazed patio doors affording truly spectacular views over open countryside for miles in the distance to the front of the property. Carpeted flooring. Radiator. Electric real flame effect wall mounted fire. Telephone Point. Space for dining table to take in the delightful setting and views to the front of the property.

### Family Bathroom

8'3" x 7'1" (2.54 x 2.16)



Wood frame single glazed window to side elevation with obscure glass overlooking the utility room with fitted wooden shutters. Updated three piece white bathroom suite comprising Low Level Flush WC with

Dual Flush technology, P-Shape panel enclosed bath with curved shower screen, central mixer tap with shower attachment and wall mounted shower over, pedestal hand wash basin. Radiator. Tiled walls. Tiled flooring. Loft access hatch. Door opens to provide access to fitted storage recess housing the pressurised hot water tank and further storage set within.

### Utility Room

16'3" x 9'1" (4.97 x 2.79)



Upvc double glazed door to side elevation allowing external access to the rear of the property with upper obscure glazing. Ceiling mounted skylight window and further Upvc double glazed window to side elevation. As previously mentioned a single glazed, obscure wood frame window through to Lounge. White high gloss kitchen units continuing from the kitchen area, continuation of roll edged work surfaces. Stainless steel sink with matching draining board and central mixer tap. Space for American style fridge/freezer. Space for additional freezer. Space for washing machine. Space for tumble dryer. Tiled flooring. Tiled walls to water sensitive areas. A spacious utility.

### Landing

19'6" x 3'2" (5.95 x 0.97)



Doors off to bedroom three, family shower room, bedroom two and principal bedroom. Additional door to the rear provides access to an eaves storage area offering storage options. Carpeted flooring. Wood frame velux double glazed window to rear elevation provides natural light.

### Shower Room

8'4" x 5'10" (2.56 x 1.79)



Large Upvc double glazed window to rear elevation facing Castle an Dinas ancient monument to the rear of the property. Updated white shower suite comprising Low Level Flush WC with Dual Flush technology, large open shower cubicle with wall mounted electric shower, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage facilities below. Part tiled walls. Heated towel rail. Tiled flooring. Wall mounted electric heater. Fitted extractor fan.

### Bedroom Three

9'10" x 9'4" (3.00 x 2.85 )



A recurring theme of the three bedrooms is that they all face the front elevation taking into account the views. Upvc double glazed window to front elevation affording truly spectacular far reaching views over the open countryside to the front of the property. Carpeted flooring.

### Bedroom Two

13'2" x 9'4" (4.03 x 2.85)



Upvc double glazed window to front elevation affording truly spectacular views over the open countryside to the front of the property. Carpeted flooring. Wall mounted electric heater. Twin doors open to provide access to in-built wardrobe offering hanging and shelved storage options. Additional door opens to provide access to the eaves storage again offering good storage options.

### Bedroom One

19'11" x 12'10" - maximum (6.08 x 3.92 - maximum)



Upvc double glazed window to front elevation offering spectacular views over countryside to the front of the property. Additional Upvc double glazed window to side elevation. Door through to En-Suite shower. Additional door allows access to walk in wardrobe. Carpeted flooring. Wall mounted electric heater. Door opens to provide access to louvre fitted storage. Below the front facing window is a useful window seat with in-built drawer and shelving below. To the side a four full length door fitted wardrobe. Agents Note: This room is of sufficient size that the corridor could be continued to provide two bedrooms from this room should the need arise pending the relevant regulations. The power points benefit from fitted USB charging points.

### Walk in Wardrobe

6'7" x 6'0" (2.03 x 1.84)

Upvc double glazed window to rear elevation. Carpeted flooring. Storage rails to right and left hand sides.



## En-Suite Shower Room

11'2" x 6'0" (3.42 x 1.84)



Upvc double glazed window to rear elevation with obscure glazing. Updated three piece white shower suite comprising Low Level Flush WC with Dual Flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Large open shower enclosure with glass screen and wall mounted shower. Tiled flooring. Tiled walls to water sensitive areas. Heated towel rail. Wall mounted electric heater.

## Outside



To the front of the property accessed off of the main road the private drive is located to the right hand side of the drive that allows access to the Castle an Dinas ancient monument. Access is solely for this property.

At the top of the spacious drive there is off road parking for numerous vehicles, access to the double garage and enclosed front garden. To the rear of the property there is more off road parking. A tarmac drive provides access to the double garage.

## Double Garage

28'2" x 19'10" - maximum (8.59 x 6.06 - maximum) Remote control roller double garage door providing vehicular access. Three wood frame single glazed windows to right elevation, wood frame single glazed window to rear elevation and wood frame single glazed door to rear elevation providing external access. This garage benefits from the addition of light, power, telephone point and a useful work space to the rear right hand corner. This double garage will comfortably house two vehicles.



The front garden is laid to lawn with elevated established planting beds, all enclosed with low level stone block wall to the left and front elevations. To the front of the property a paved patio flows across, a delightful al fresco dining area spot accessed from the double doors off of the dining area.

The chipped walkway flows around the left hand side of the property and provides access to external store providing yet more storage facilities with an outdoor tap located on the left hand side of the property.

To the far right hand corner of the plot the gravelled area flows around the rear of the property providing access to a spacious external metal store.

## Metal Store

12'7" x 9'2" (3.85 x 2.80 )

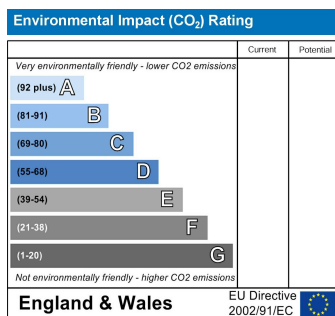
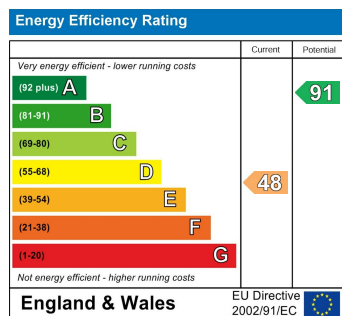
As previously noted there is a rear door into the garage and door through to the utility room located to the rear of the property. There is an outdoor tap located to the external elevation of the metal store with the oil tank for the property tucked away behind. The gravel walkway flows across the rear of the property, in the far corner leading down the rear of the plot is well enclosed with wood fencing to the left and rear elevations.

## Agents Note

We understand the heating for the property is courtesy of the oil fired central heating boiler, electric wall mounted heaters upstairs. The central heating

boiler is located in the garage, a floor standing boiler. We understand that the property enjoys private drainage courtesy of a septic tank. There is a pump house half way up the long private drive on the right hand side - this allows water to reach the property from street level. Interested parties are advised that there is a planning application affecting the buildings to the rear of the property - please make enquiries through the Cornwall Council Online Planning Register prior to viewing the property if you are interested. There is a small amount of spray foam insulation in the store room off the ground floor bathroom and the loft area above, this area is also single block construction. Subject to price agreement the Vendor would consider having this removed. Interested parties should check with any lending source prior to viewing.

### Council Tax Band - E







Ground Floor



First Floor



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