



The Old Farm House

Trematon, Saltash, Cornwall, PL12 4RU

Price Guide £600,000



Property

Offered with no onward chain, this deceptively spacious Grade II Listed old farm house mixes original features and modern appliances, situated in the village of Trematon within easy access to the A38 and Plymouth City Centre and close to St Mellion Golf & Country Club.

The accommodation briefly comprises: Porch, hall, scullery/rear lobby, cloakroom, kitchen/dining room/family room, sitting room, study/bedroom 5, further 4 double bedrooms, master bedroom with ensuite bathroom & dressing room, bedroom 2 with ensuite, bathroom, LPG gas with underfloor heating, level garden, off road parking with electric car charger. Internal viewing strongly recommended.

Accommodation

Half glazed door to:

Storm Porch – 4' 7 x 4' 2 (1.42m x 1.27m)

With solid wooden door leading into:

Hall

Built-in storage cupboard, tiled flooring, staircase rises to the first floor, open access to:

Scullery/Rear Lobby

Skylight window and double glazed sash window, range of useful storage cupboards with solid wooden doors, Worcester LPG boiler, space and plumbing for automatic washing machine, external door providing access to the courtyard.

Cloakroom

With low level w.c., wash hand basin, tiled flooring.

Kitchen/Dining Room/Family Room – 27' 5 x 12' 2 (8.38m x 3.71m) extending to 15' 9 (4.86m) overall

A wonderful spacious room with solid wooden floor and skylight window, two double glazed sash windows to the side overlooking the garden and French doors providing access to the level garden.

Kitchen/Breakfast Area

Fitted with a range of kitchen units with black granite worktops and central island unit with breakfast bar, tiled flooring, Siemens appliances which include, 4-ring hob, oven, grill, coffee machine, integrated dishwasher, microwave and plate warming drawer, double glazed sash windows to the front, side and rear.



Sitting Room – 23’ 6 x 14’ 6 (7.18m x 4.46m)

Double glazed sash window to the front with window seat, fireplace with timber lintel housing woodburningstove, built-in cupboard with television shelf and bookcase, door to:

Study/Bedroom 5 – 14’ 5 x 13’ 4 (4.44m x 4.07m)

Dual aspect room with windows to the front and side, solid wooden floor, mirror fronted cupboard with storage.

First Floor Landing

Skylight window and two additional windows providing light to the landing, slate shelf, built-in cupboard with space for a tumble dryer, airing cupboard with pressurised hot water cylinder.

Master Bedroom – 13’ 7 x 12’ 2 (4.17m x 3.71m)

Double glazed sash window overlooking the garden with deep sill, vaulted ceiling, fitted side tables.

Access to:

Walk-in Dressing Room – 11’ 8 x 9’ 6 (3.59m x 2.94m)

With fitted wardrobes, dressing table, full length mirror, range of storage and hanging space.

Ensuite Bathroom – 13’ 5 x 8’ 2 (4.11m x 2.51m)

Spacious ensuite bathroom with tiled walls and flooring, fitted with walk-in shower enclosure, sunken bath, low level w.c., wash hand basin, heated towel rail, shelving and storage, sash window.

Bedroom 3 – 11’ 4 x 9’ 2 (3.47m x 2.81m)

Sash window to the front, built-in wardrobes.

Bedroom 4 – 11’ 7 x 10’ 1 (3.58m x 3.07m)

Sash window to the front.



Bathroom – 10’ 3 x 5’ 8 (3.15m x 1.78m)

Fitted with a panelled bath with shower attachment, oversized wash hand basin in vanity unit with cupboard below, low level w.c., heated towel rail, large built-in mirror, fully tiled walls and flooring.

Bedroom 2 – 13’ 8 x 11’ 8 (4.21m x 3.59m) overall

Sash window to the front, skylight window, door to:

Ensuite

Fully tiled walls and flooring, fitted with shower cubicle, low level w.c., wash hand basin in vanity unit with cupboard below.

Outside

There is a south facing level garden with lawn, bordering shrubs and plants, patio area and shed. There is off road parking with electric car charging point.

