

CORNWALL ESTATES

PADSTOW



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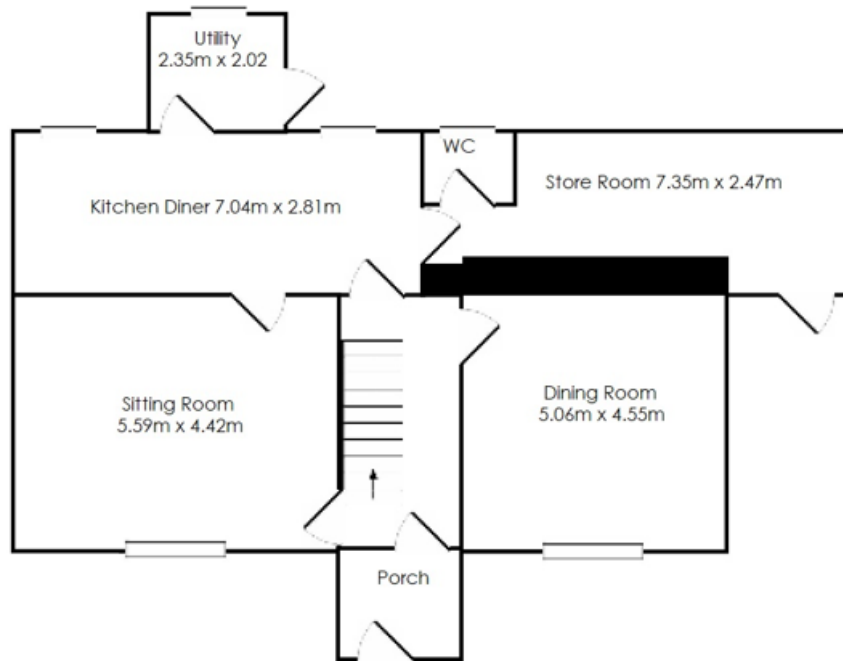
BRO TREF HOUSE,
ST MAWGAN, TR8 4EN
£695,000

- SUBSTANTIAL PROPERTY
- THREE RECEPTION ROOMS
- FOUR BEDROOM
- THREE BATHROOMS
- PRETTY GARDENS
- DETACHED OUTBUILDING
- PERIOD FEATURES
- PARKING FOR 2 CARS

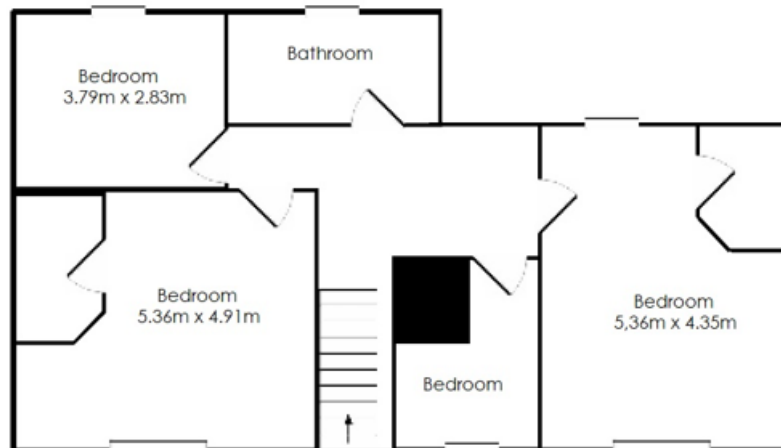




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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Bro-Tref House is set in the heart of the village of St Mawgan, a charming and sought village approximately one mile from Mawgan Porth beach.

This substantial property comprises characterful accommodation to include a cosy sitting room, a spacious formal dining room, kitchen and breakfast room, utility, storage room and wc. Upstairs there are a total of four bedrooms, the two vast front rooms each have en-suite shower rooms, and there is also a contemporary family bathroom. There is a large loft space ideal for conversion subject to the necessary permissions.

To the front of the property there is a courtyard area with steps up to a raised lawn garden sheltered by a range of beautiful flowers and shrubs. Tucked at the end of the garden is a detached outbuilding which would be ideal for conversion subject to permission.

A beautiful period property which would be suitable as either a permanent home or equally as a holiday home in this desirable village, enjoying amenities and beaches within a pleasant walk.

ACCOMMODATION

PORCH

Slate tiled flooring, windows to the front and side, exposed stone walls, door to;

HALL

Stairs to first floor, night storage heater, doors to;

SITTING ROOM

4.83m x 4.2m Art deco style fireplace with tiled surround, two night store heaters, double glazed window to the front.

DINING ROOM

5.54m x 4.45m Double glazed window to the front, feature fireplace with stone surround, original built in cupboards, night storage heater.

KITCHEN/DINER

7.04m x 2.8m Double glazed windows to the rear, a range of base & wall units incorporating a one and a half bowl stainless steel sink and drainer, built in oven, hob and extractor fan over. Part tiled walls and tiled flooring. Space for fridge/freezer. Night store heater, recessed ceiling lights, space for dining table, door to the storage area, door to the utility room.

UTILITY ROOM

2.31m x 2m Double glazed windows to the side and rear, built in base & wall units with roll top worksurfaces, stainless steel sink unit, space and plumbing for automatic washing machine and tumble dryer, part tiled walls, tiled flooring.



STORAGE ROOM

7.3m x 2.44m Double glazed door to rear. Access to WC with wash hand basin.

Stairs to first floor;

LANDING

Access to loft space, doors to;

MASTER BEDROOM

5.36m x 4.9m Double glazed front window. Access to en-suite. Night store heater.

EN-SUITE

A modern shower suite comprising shower cubicle with mains shower over, low level WC and pedestal wash hand basin. Towel rails. Inset ceiling lights. Extractor. Tiled walls and flooring.

BEDROOM TWO

5.36m x 4.34m Double glazed front and rear window with countryside views. Night store heater, door to;

EN-SUITE

Corner shower enclosure with shower over. Low level WC, pedestal wash hand basin, tiled walls and flooring, towel rail, recessed ceiling lights.

BEDROOM THREE

3.78m x 2.87m Double glazed window to the rear, night store heater.

BEDROOM FOUR

2.57m x 2.13m Double glazed window to the front, night store heater.

FAMILY BATHROOM

Double glazed window to the rear, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls & flooring, extractor, recessed ceiling lights, towel rail.

LOFT SPACE

With superb potential for conversion (subject to the requisite planning permissions and building regulations) into one/two further bedrooms.

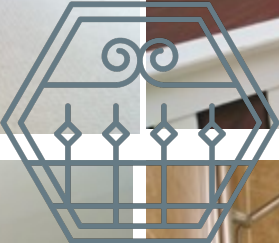
OUTSIDE

The property is approached by driveway with parking for two cars and a garden area with steps leading to a grassed area with pond and a variety of mature plants and bushes.

OUTBUILDING

There is a separate derelict outbuilding which would benefit from renovation.







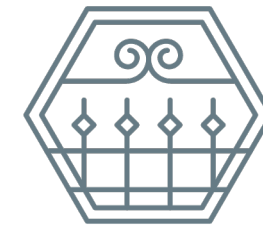


St Mawgan is a charming and sought after village offering a post office, amenity store, well-respected public house and church dating back to the 13th century.

Newquay airport, offering domestic and international flights, is situated at the top of the village, making access to and from this property very convenient.

The River Menallhyl runs through St Mawgan Village and the valley is known as The Vale of Lanherne. The village primary school is considered outstanding in the ofsted ranking.

Just one mile away is the beautiful beach at Mawgan Porth, a pleasant walk through the valley.



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