

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£375,000

Vicarage Hill, St. Day, TR16 5PJ



- VACANT POSSESSION
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM & SHOWER ROOM
- PARKING & GARAGE
- CONSERVATORY
- WEALTH OF CHARACTER
- FORMER COACH HOUSE

Three Double Bedrooms, Two Reception Rooms, former Coach House and Stables located in the village of St Day with its local shops and amenities. The property retains a wealth of character including beamed ceilings and fireplace. There is a delightful walled garden to the rear with summerhouse, workshop and greenhouse. The property is warmed by oil central heating and is double glazed. There is parking for up to three vehicles on the driveway on addition to the detached single garage. The accommodation comprises of:- Entrance Porch, Lounge, Kitchen, Dining Room, Study Area, Three Double Bedrooms, Bathroom/WC, Shower Room/WC and Conservatory. There is potential to create a separate annexe for a dependent relative or older child. This property must be viewed to fully appreciate the character and versatility of the accommodation. EPC: E.



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Approached via a tarmac drive with steps up to a UPVC glazed front door opening into:

ENTRANCE PORCH

Glazed to two sides with a door to:-

LOUNGE

21'1" x 14'5" (6.43m x 4.39m)

A well-proportioned room with beamed ceiling, feature fireplace with log burner, exposed stone to two walls door to rear garden, radiator and TV aerial point. Loft access hatch. Door to:-

KITCHEN

15'10" x 12'7" (4.83m x 3.84m)

A modern kitchen comprising of a range of eye level and base units with work surface over and tiled splashbacks, inset one and half bowl resin sink with side drainer, range cooker with extractor over, washing machine, tumble drier, fridge, freezer, double glazed window to rear and beamed ceiling. Door to:-

DINING ROOM

14'3" x 9'7" (4.34m x 2.92m)

There are two built in storage cupboards, double patio door opening to the rear garden and a door to:-

INNER HALLWAY

There is a beamed ceiling, built in airing cupboard, skylight window, loft access hatch, door to Bedroom One, Bedroom Two, Bathroom/WC and a door to:-

STUDY AREA

9'6" x 9'4" (2.90m x 2.84m)

A useful space with radiator and doors to Bedroom Three and the Shower Room/WC.

BEDROOM ONE

11'11" x 11'8" (3.63m x 3.56m)

A generous double bedroom with a double glazed window to the rear and radiator.

BEDROOM THREE

11'0" x 9'6" (3.35m x 2.90m)

A useful third double bedroom with a double glazed window to the rear and a radiator.

BATHROOM/WC

8'6" MAX x 7'10" (2.59m x 2.39m)

There is a panel bath with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, wall mounted cabinet, radiator and a double glazed window to the rear.

SHOWER ROOM/WC

5'11" x 5'7" excl shower cubicle (1.80m x 1.70m)

There is a shower cubicle with electric shower over, close coupled WC, pedestal mounted wash hand basin, extractor and ladder type towel radiator.

BEDROOM TWO

13'1" x 11'0" (3.99m x 3.35m)

A well-proportioned second double bedroom with a double glazed window to the rear, radiator and a door to:-

CONSERVATORY

16'10" x 14'5" (5.13m x 4.39m)

Of UPVC construction with double glazed windows and roof, LPG gas cooker, fridge space, sink, radiator and a door to the rear garden. **OUTSIDE**

FRONT GARDEN

There is a small area to the front, partly laid to lawn with shrub and flower planting.

REAR GARDEN

A delightfully laid out, private, walled garden with sun terrace, seating area, low maintenance garden area with shrub, flower, tree and climber planting, further lawned area, oil boiler and gated access to the driveway.

SUMMERHOUSE

12'4" x 7'4" (3.76m x 2.24m)

Of timber construction with power and light

WORKSHOP

17'4" x 9'1" (5.28m x 2.77m)

Block construction with power and light and windows to the front.

GREENHOUSE

37'8" x 4'10" (11.48m x 1.47m)

Timber and glass construction

TIMBER SHED

Currently utilised as a log store.

GARAGE

15'9" x 8'10" (4.80m x 2.69m)

There is an electric roller door, power and light.



PARKING

There is driveway parking for up to three vehicles.

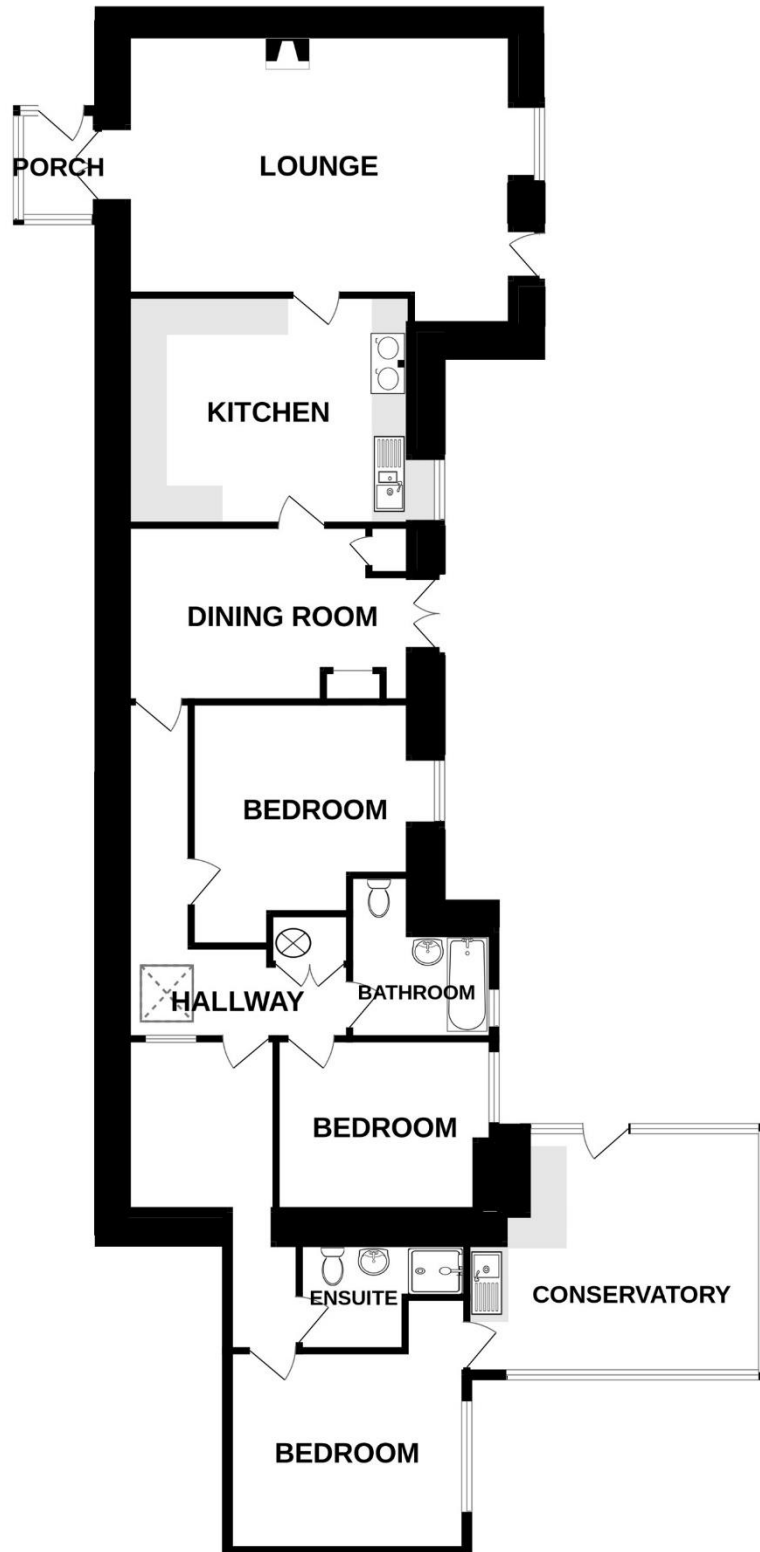
AGENTS NOTE

This property has been rated as Band B for council tax.

ENERGY EFFICIENCY RATING

This property has been rated as E (42) with a potential rating of C (79)

GROUND FLOOR
1636 sq.ft. (152.0 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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