



Brannel Road, Coombe - Beautifully presented 3/4 bedroom detached family home

Guide Price £444,950

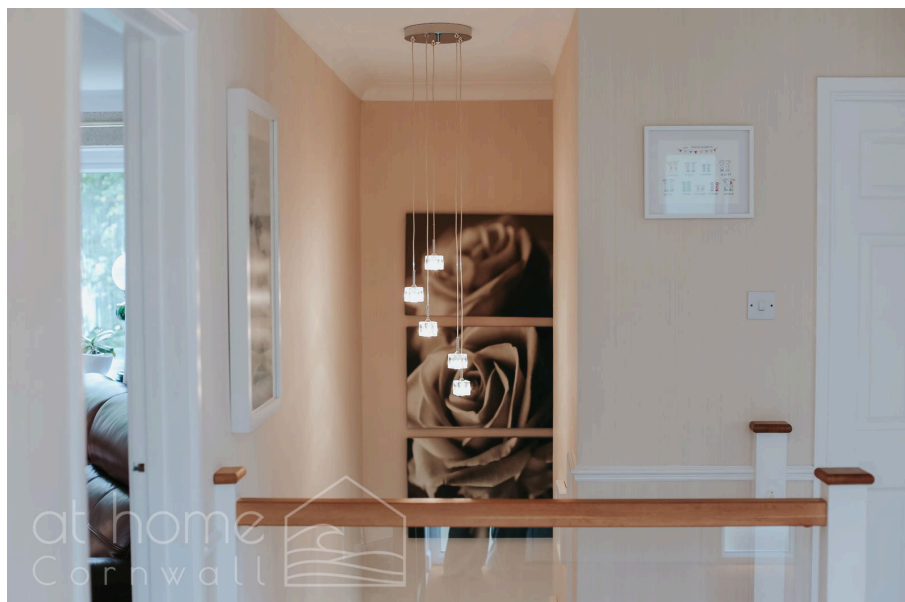
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- Beautifully presented 3/4 bedroom detached reverse-level family home
- Versatile 3/4-bedroom layout – ideal for families or flexible home use.
- Ample off-road parking and garage – space for multiple vehicles with ease.
- Sunroom and decked sun terrace/alfresco dining area – perfect for entertaining!
- Striking spacious kitchen – spacious, modern, and the true heart of the home.
- Idyllic valley hamlet setting – peaceful, picturesque Coombe near St Austell.
- Impeccably presented throughout – ready to move in and enjoy.
- Beautifully landscaped tiered rear garden – with lush lawns and mature planting
- Separate office and utility rooms – great for working from home and practicality.
- Backs onto a babbling brook and wooded valley views – tranquil sounds and a magical garden feature.



Brookside is a beautifully presented and spacious 3/4 bed detached reverse-level home backing onto a charming babbling brook, tucked away in the tranquil valley hamlet of Coombe near St Austell. The property offers a bright entrance hall, large dual-aspect lounge with log burner and valley views, a striking granite kitchen with modern appliances, and a versatile dining room/fourth bedroom. Downstairs features two generous double bedrooms, a stylish family bathroom, sunroom opening onto a decked alfresco area, home office, utility/laundry, and drinks storage area. The master suite boasts an incredible, luxurious en-suite shower room, built-in storage, and serene views. Outside, enjoy tiered landscaped gardens, a firepit by the brook, a garage, and ample off-road parking. This light-filled, flexible home blends modern comfort with countryside charm—ideal for family life, entertaining, or peaceful retreat.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements