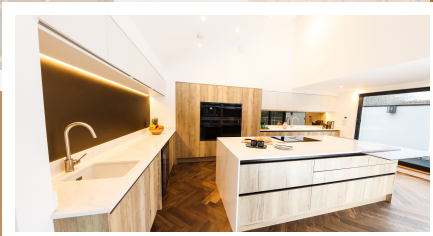




PROPERTY FOR SALE

EXCLUSIVE  
FAMILY  
RESIDENCE

FOR  
SALE



### ABOUT THE PROPERTY

The Old Coal Yard is found away from the main road but within a 2 minute stroll of the village of Grampound affording it both convenience and quiet seclusion. A quiet, gated community of 5 detached, individually designed, luxurious houses set in fabulous rolling countryside with easy access to all of Cornwall's great attractions.

### PROPERTY DETAIL



5 BEDROOMS



5 BATHROOMS



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Newham Road,  
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### KEY FACTS

- The Master en-suite bathroom is a truly 'wow' space, including a huge double walk-in shower, double basins and freestanding bath with stunning contemporary marble tiles and brushed gold effect brass-wear for a truly indulgent feel that would be in keeping in the worlds most luxurious hotels.
- Underfloor heating throughout powered by latest spec Vaillant Air-source heating plus whole-house heat recovery system to provide an environmentally efficient and friendly home for now and the future.
- Elite Ted Todd hardwood floors throughout communal areas with a herringbone pattern in the open plan living spaces.
- Hand-built oak stairs.
- Large garage with space for bikes tools etc. .
- Utility and downstairs WC.
- Beautiful internal doors add refined detail that provides a stylish contrast to the light and bright wood and carpet floorings.



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### KEY FACTS

- The kitchen continues the sleek, Italian designer feel with it being built into the walls to provide the sharpest of finishes for this elegant modern handleless kitchen.
- Quartz worktops, Quooker instant boiling water and an integrated fridge freezer add to the sensational finish of this magnificent home. There's even a bar area for this fantastic entertaining space, both inside and outside.
- Underfloor heating throughout powered by latest spec Vaillant Air-source heating plus whole-house heat recovery system to provide an environmentally efficient and friendly home for now and the future.
- Elite Ted Todd hardwood floors throughout communal areas with a herringbone pattern in the open plan living spaces.
- Large garage with space for bikes tools etc.
- 3 additional designated parking spaces.
- Utility and downstairs WC.
- Beautiful internal doors add refined detail that provides a stylish contrast to the light and bright wood and carpet floorings.