



IDYLLWILD HENDRA DOWNS PL26 8DX

A Delightful 3 Bedroom Countryside Home with Character and Space

Tucked away at Hendra Downs and surrounded by beautiful countryside, this superbly presented home offers the perfect blend of tranquility and convenience, sitting just on the outskirts of the village with a range of local amenities close by. Extended and tastefully renovated in 2014, the property provides spacious, move-in-ready accommodation ideal for family living. The level garden is a real highlight, featuring a charming "Little House on the Prairie" style summerhouse, currently used as a craft room, alongside a garage and workshop for additional space and storage.

**A truly delightful countryside home —
viewing is highly recommended.**

Key Features

Extended & Renovated
Family Home

3 Bedrooms

Bathroom &
Cloakroom

Attractive
Lounge/Diner

Garden with
Summerhouse

Garage & Parking

About the Property

Extended and beautifully renovated in 2014, the property has been thoughtfully designed to create a superbly presented family home. It offers a welcoming atmosphere and a layout perfectly suited to family life or those seeking a slower pace in a country location. The generous level garden is a peaceful retreat with plenty of space to relax and unwind. At its heart sits a charming "Little House on the Prairie" style summerhouse, currently used as a craft room but equally ideal as a home office, studio or tranquil hideaway. In addition, a workshop and garage provide excellent space for hobbies, storage or practical use. With its beautiful presentation this property truly needs to be seen to be fully appreciated.

About the Location

Nestled within the peaceful surroundings of Hendra Downs, this charming home is situated on the outskirts of the village — perfectly positioned to take advantage of a range of everyday amenities while still offering a sense of rural escape. The village offers a school, church, convenience store, chemist, hairdressers and public house. The market town of St Austell is approximately 6 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley, Secondary Schools and College.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC double glazed door. Contemporary style tiled floor. Doors to cloakroom and lounge/diner.

Cloakroom

Low level WC. Cupboard incorporating a wash-hand basin. Contemporary style tiled floor.

Lounge/Diner

20' 4" x 15' 9" (6.2m x 4.8m) max into stairs

A stylish and well-appointed room. uPVC double glazed window to the front. Modern electric radiators. Fireplace with granite lintel and slate hearth with a multi-fuel burner. Wood store area. Engineered oak flooring. Feature recess with shelves and lighting. Understairs storage. Turned stairs to first floor. Part-glazed door to:

Kitchen

15' 1" x 8' 2" (4.6m x 2.5m)

uPVC double glazed window. uPVC double glazed French doors leading to the garden. Range of wall, base and drawer units with worktops over incorporating a one and a half bowl sink. Space and plumbing for a washing machine and dishwasher. Space for fridge and upright freezer. Further base and glass display wall units with Cuisine Master Range style cooker with electric oven and 5 burner gas hob plus hotplate. Glass cover and stainless steel extractor above. Tile effect vinyl flooring.

First Floor Landing

Turned stairs with white balustrade. Storage cupboard. White panel doors to bedrooms and bathroom. Loft access.

Bedroom 1

16' 1" x 7' 10" (4.9m x 2.4m)

uPVC double glazed window to the rear. Modern electric radiator. Additional loft access.

Bedroom 2

11' 6" x 8' 6" (3.5m x 2.6m)

uPVC double glazed window to the front. Modern electric radiator.

Bedroom 3

9' 10" x 8' 6" (3.0m x 2.6m)

uPVC double glazed window to the side. Modern electric radiator. Recess with shelving.

Bathroom

8' 2" x 6' 11" (2.5m x 2.1m)

A stylish room with uPVC double glazed window to the front. Raised Jacuzzi bath. Low level WC. Wash-hand basin with storage cupboard below. Shower cubicle with electric shower. Heated towel rail. Fully-tiled walls. Vinyl flooring.

Exterior

The garden to the rear is level and laid mainly to lawn with a seating area and shingle path with access to the garage, workshop and summerhouse.

Summerhouse

14' 1" x 13' 1" (4.3m x 4.0m)

The summerhouse is of quality construction with a decked and covered seating area, bow front entrance door and uPVC double glazed windows. Power and light. A further uPVC double glazed window adjoins the workshop. Internal store. A versatile space currently used as a craft room.

Workshop

10' 6" x 9' 6" (3.2m x 2.9m)

Double wood doors. Power and light.

Garage and Parking

14' 5" x 8' 10" (4.4m x 2.7m)

uPVC double glazed wood effect pedestrian door to the rear. Up and over door. Power and light.

Additional Information

EPC 'D'

Council Tax Band 'B'

Services – Electric, Mains Drainage, LPG for hob

Extension/Renovation - 2014

What 3 words - ///funky.unfounded.history

Property Age – 1930s Granite

Tenure - Freehold

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Lounge/Diner



Lounge/Diner



Kitchen



Kitchen



Bedroom



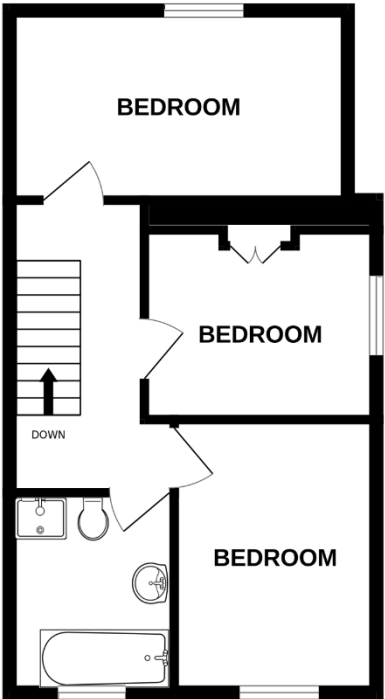
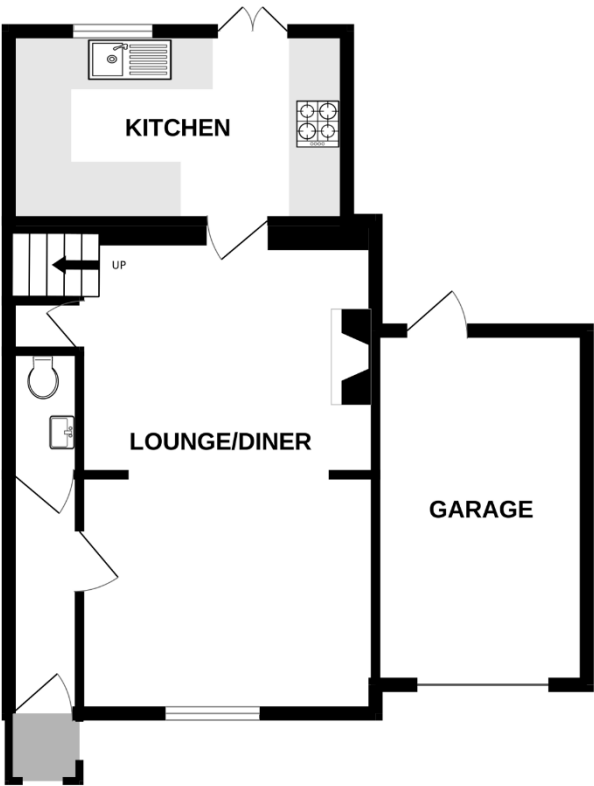
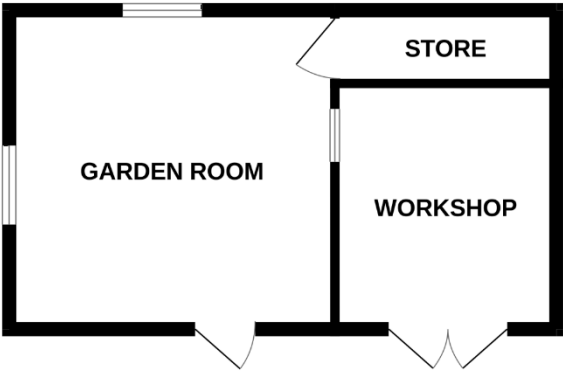
Jacuzzi Bathroom



Rear Elevation



Summerhouse/Craft Room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C		
55-68 D	57	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.
Made with Metropix ©2025

St Austell
18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.