



Wisdom Lodge



Wisdom Lodge

St. Stephen, St. Austell, Cornwall, PL26 7QH

St Stephen 1 mile A30(T) 4.5 miles St Austell 6 miles Truro 12 miles

Constructed in 2021, an outstanding and high quality 3 bedroom edge-of-hamlet residence with far-reaching landscape views

- Beautifully Presented
- 3 Bedrooms
- Shower Room
- Surrounding Garden - More Land Available by Additional Negotiation
- Open-plan Kitchen and Living Room
- Bathroom
- Outside Utility
- Electric Charging Point

Guide Price £475,000

SITUATION

Wisdom Lodge is situated on the very edge of the hamlet of Trethosa near St Stephen and stands in an elevated position fully enjoying wonderful panoramic countryside views.

The local village of and thriving community of St Stephen offers a range of everyday facilities and amenities including village shops and stores, surgery, primary and secondary schooling, public house, churches, recreational facilities, garages and so forth. St Austell is about 6 miles to the east where there is a station on the London Paddington line and the cathedral city of Truro is about 12 miles to the south-west being the retail and commercial centre of Cornwall. There is good access to the A30(T) about 4.5 miles to the north.

DESCRIPTION

The approach to Wisdom Lodge is over a good quality initially shared and then privately owned tarmac drive.

Wisdom Lodge, which was completed in June 2021, presents a tremendous opportunity to purchase an outstanding new build which, given its elevated position on the edge of Trethosa takes full advantage of distant views to the south-west and south. The property benefits from an Architects Certificate.



The superbly presented accommodation with fine polished concrete floors offers an entrance is to a most inviting, contemporary and impressive open-plan Kitchen and Living Room with doors and glass façade along the front elevation enjoying the views. Within the Kitchen Area is an L-shaped range of base and eye level modern matching units with granite worktops including a copper sink; Smeg Rangemaster cooker with gas rings; integral dishwasher, refrigerator/freezer and microwave; and within the Living Area is a centrepiece focal point of a ceiling hung, floating copper plated wood-burner.

Off is an access to an Inner Lobby with doors to the Main Bedroom with double aspect, Shower Room with corner shower, wc and washbasin, and a Boiler Cupboard.

From the Kitchen Area, is a door through to a further Inner Lobby with doors off to two good Double Bedrooms either side of the well-presented modern Bathroom with bath, wc and washbasin.

A viewing is thoroughly recommended to fully appreciate the standard of accommodation on offer.

OUTSIDE

Immediately to the front of the property are paved seating areas with, beyond and enveloping around Wisdom Lodge, lawn gardens enclosed either by hedges or timber fences.

Within the rear garden is an outside Utility with space and plumbing for washing machine and vented dryer.

HOT TUB

The hot tub is not included within the sale.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the centre of St Stephen, take the A3058 westwards towards Newquay. Drive down through the village and at the bottom of the hill before the bridge, turn right – unsignposted. Drive for about a mile and take the second turning to the right – also unsignposted. Drive up the hill, follow the road sharply to the right and after a short distance, where the road bears sharply to the left, continue straight on into the entrance. Wisdom Lodge will be seen up on the left.

SERVICES

Mains water and electricity connected. Private drainage. Bottled gas central heating. Double-glazed. TV and telephone points. Electric charging point. Broadband available as Standard (Ofcom). Mobile signal from EE, Vodafone, EE & Three are shown as 'Likely' from Ofcom.

PLEASE NOTE

The sale of Wisdom Lodge will carry a covenant ensuring that the property retains it's name of Wisdom Lodge.

MORE LAND AVAILABLE

It may be possible to purchase additional land to the front of Wisdom Lodge by way of additional negotiation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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