



Durian House,



Durian House,

Stithians, Truro, Cornwall TR3 7DD

Stithians 1 mile Falmouth 6 miles Truro 9 miles

A substantial and beautifully presented country residence of some 5000sq ft (gia) with versatile accommodation, double car port, gardens & small paddock

- Countryside Views
- Garden Room, Kitchen & Dining Room
- Up to 8 Bathrooms & 5 Bathrooms/En Suites
- Multiple Car Parking & Double Car Port
- Freehold
- 3 Storeys
- 5 Reception Rooms
- Attached Annexe
- Gardens & Paddock – c.90 of an Acre
- Council Tax Bands A & D

Guide Price £1,275,000

SITUATION

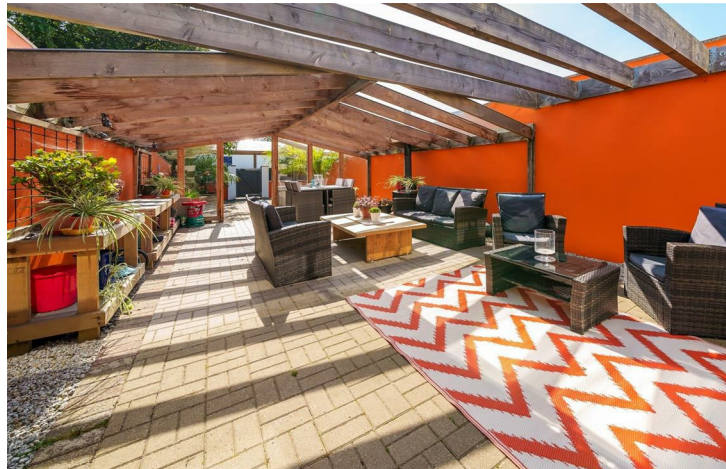
Durian House is pleasantly situated in unspoilt rolling countryside about a mile to the south-east of Stithians village. The village offers a range of facilities and amenities including a village shop and post office, public houses, primary school, church and so forth. These are supplemented further by the port of Falmouth about 6 miles to the south-east and the cathedral city of Truro about 9 miles to the north-east.

DESCRIPTION

The approach to Durian House is via a double timber vehicular gateway to a tarmac drive which opens onto a further stone chipped drive with car parking areas and which leads down to a new detached Double Car Port.

The accommodation to Durian House is delightfully presented to the market having recently been the subject of a careful re-development programme, which altered and extended an original property of three adjoining houses into two houses. The property today offers engineered oak floors, well-equipped modern kitchen ranges, contemporary bathrooms and en suites, numerous full height tilt and turn glazed doors with side lights to access balconies and maximise the fine countryside views.

The layout has been thoughtfully arranged to generate light, spacious and flexible living accommodation over three storeys and will suit purchasers interested in buying a substantial light and spacious quality home of some scale, to those interested in dual or multiple accommodation for occupational or letting purposes.



The entrance is either from a lower ground floor to a most attractive and individual Garden Room or at ground floor level to a fine Reception Hall. The Garden Room offers a glazed roof and a "Mediterranean feel" and which leads through to a Dining Room with kitchen units and adjacent "back" Kitchen. The Kitchen offers an extensive range of modern base level units and a polished concrete floor.

On the first floor is a spacious inner Reception Hall and adjoining Living Room, both of which benefit from full height wide picture windows enjoying the views to the north and are served by an island wood-burner. Off is a Utility Entrance Hall and an Office and further accommodation.

From the Inner Reception Hall are turning glass balustrade stairs which lead to the first floor Landing with doors off to a superb Master Bedroom with walk-in Dressing Room, picture window enjoying the views and a spacious contemporary En Suite Bathroom opening onto an ample balcony with far reaching views. Also on the first floor are two further double Bedrooms with a "Jack and Jill" walk-in Shower Room - both with balconies. Both these bedrooms benefit from high level mezzanine areas and a walk way leading to an adjoining internal "Snug" over the Jack and Jill Shower Room.

From the Office on the ground floor there access through to additional versatile accommodation including a Laundry/Reception Room, Kitchen area and Living Room and further first floor Bedroom with En Suite Bathroom.

In addition is a 3 Bedroom Annexe (currently used as two holiday lets in the summer months) which offers further two-storey accommodation including an open-plan Kitchen and Dining Room with modern range of kitchen units, a well-proportioned Living Room and stairs up to a main Bedroom off which is a Bunk Bedroom and an En Suite Bathroom. A further flight of stairs leads to the other 2 Bedrooms and Family Bathroom. The Annexe has a large roof terrace with far reaching countryside views.

THE GARDENS AND COURTYARD

Adjacent to the car parking and turning areas is a pleasant garden laid mainly to lawn with central granite raised flower and shrub bed, including a centrepiece Ash tree, with shrub borders. On the northern side of the house is an extensive recreational grassed garden and stone chipped courtyard seating area adjacent to the Office and a Gym.

THE PADDOCK

Adjoining to the north is a rectangular shaped level paddock with fence and Willow boundaries. The paddock benefits from an access adjacent to the double detached car port and a secondary track access from the public road to the north-east. In total, Durian House extends to about 0.90 acres.

VIEWING

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

DIRECTIONS

From Truro take the A39 towards Falmouth. At Playing Place go straight over at the two roundabouts and at the next roundabout continue straight onto the dual carriageway. At the bottom of the hill, go straight over towards Falmouth and continue for a further 3 miles until reaching Higher Treluswell Roundabout. At Higher Treliever Roundabout, bear right onto the A394 towards Helston. Drive for about a mile to the village of Longdowns, pass the filling station on the left-hand side and after about a further 250 yards turn right (unsignposted) shortly before the 50mph speed limit sign. After about a third of a mile at the junction, follow the round around to the left. Continue for about a mile and the entrance to Durian House will be seen on the left-hand side.

From the crossroads at Stithians, take Tregonning Road downhill towards Mabe, go over the bridge, drive up the hill, follow the road around a series of bends and at the next junction turn right (unsignposted). Continue for about 600 yards (ignoring any turnings to the left) and the entrance to Durian House will then be seen on the right-hand side. There is a nameplate.

SERVICES

Mains water and electricity connected. Private drainage. Oil-fired central heating. Double-glazed. TV points. Standard and Superfast Broadband available, 1-1000 mbps. Mobile coverage indoors - EE, Three, O2 and Vodafone are likely (Ofcom). Mobile coverage outdoors - EE, Three, O2 and Vodafone are likely (Ofcom).



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			
(81-91) B			
(69-80) C			72
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

