



Lawndowns



Grampound Road ¼ mile A30(T) 4 miles
Truro 9 miles

A country holding with 4 bedroom bungalow, extensive buildings, stable yard and land

- 4 Bedroom Bungalow
- Good position
- Total About 6.77 Acres
- Range of Good Buildings (1 Commercially Let)
- Extensive Car Park
- Stable Yard
- Adjoining Land
- (Sand School Available by Negotiation)
- Freehold
- Council Tax Band C

Guide Price £610,000



SITUATION

Lawndowns Bungalow is rurally situated about ¼ mile to the north of Grampound Road which offers a range of local facilities including village stores/post office, primary school, village hall, nursery and thriving cricket club. The cathedral city of Truro is about 9 miles to the southeast and the holding is well positioned to access the A30(T) with a junction only about 4 miles to the north.

DESCRIPTION

Lawndowns Bungalow, which is available in the open market for the first time since the mid-1950s, presents a country holding with a range of assets to meet demand from a variety of purchasers.

These include a pleasant bungalow and garden; a particularly spacious stone chipped car parking and turning area; an extensive range of mainly enclosed buildings which have been used for commercial letting (one tenant still in occupation); a fine stable yard with a total of 13 stables; and adjoining pasture fields. In total, the holding extends to about 6.77 acres - outlined in red on the attached plan for identification purposes only.

THE BUNGALOW

From the garden a front door opens to an Entrance Hall with Hallway off and which provides access to most rooms.

There is a pleasant and well-proportioned Living Room with double aspect and stone feature fireplace, a Kitchen/Breakfast Room with matching range of Shaker style base and eye level units with rolled worktop surfaces and including stainless steel single drainer sink unit, space for dishwasher and refrigerator freezer, Cannon electric fan assisted oven and separate oven and grill with four rings over and extractor hood and breakfast bar. Off the kitchen doors is a Utility Room, a Walk-In Pantry and Enclosed Rear Porch.

Off the Hallway are four Bedrooms, three with fitted bedroom furniture and one with En Suite WC and a Bathroom with panelled bath, washbasin and shower cubicle with electric shower.

Outside to the front is a regular shaped level lawn garden with Evergreen borders and adjoining the bungalow is a Garage with electric roller door, concrete floor, side window and door, power and lighting.

TOWN AND COUNTRY PLANNING

The bungalow benefits from the grant of a Certificate of Lawfulness for Existing Use or Development (Application No. PA23/05714 4th September 2023) for the use of the property as an unrestricted dwellinghouse.

THE EXTENSIVE BUILDINGS AND STABLE YARD

1. A block and metal clad Storage Unit with high sliding metal doors and outside concrete apron.
2. A block, timber and corrugated fibre cement 3 bay Unit being formerly an agricultural timber framed building with high eaves - currently with high level first floor void over to roof space - power and lighting. Adjoining Lean-to with four internally partitioned block stables with doors with kickers and internal loafing area. Water tap.

- 3 A block, timber and corrugated fibre cement Storage Unit

with concrete floor, power and lighting and an adjoining Haybarn.

4 An L-shaped Stable Block of nine stables - seven stables and two pony stables -Tack Room with saddle rack and adjoining Rug/Communal Day Rest Room. Water tap.

THE LAND

The land lies mainly to the north and northeast of the homestead and, in the main, comprises a field with hedge and fenced boundaries which is currently temporarily divided into paddocks.

SAND SCHOOL EXCLUSIVELY AVAILABLE

Exclusively available to the purchaser by additional negotiation is an adjoining Sand School.

TENURE AND POSSESSION

Freehold, subject to occupancy of one of the buildings by a commercial tenant. No written tenancy agreement.

VIEWING

Only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Truro take the A390 east towards St Austell and drive through Tresillian and onto the Probus by-pass. At the roundabout at the end of the by-pass turn right and stay on the A390 towards St Austell. After about ½ mile turn left towards Grampound Road and drive to and through the village. On leaving the village, drive down the hill and on driving up out of the valley, the entrance lane will be seen on the left. The entrance to Lawndowns Bungalow is the first on the right.

SERVICES

Private bore hole water supply. Mains electricity connected. Radiators via Air Source Heat Pump and boosted by Photovoltaic Panels. Private drainage - type unknown. Double-glazed. TV and telephone points. Broadband available, Standard, Superfast, Ultrafast available, 0.8-1000 mbps (Ofcom). Mobile coverage indoors - EE, Three, O2 and Vodafone are likely (Ofcom). Mobile coverage outdoors - EE, Three, O2 and Vodafone are likely (Ofcom).



Approximate Area = 1836 sq ft / 170.5 sq m (includes garage and excludes wc)
 Outbuildings = 6352 sq ft / 590.1 sq m
 Total = 8185 sq ft / 760.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 844528

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Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	(77)	(77)
(69-84) C	(49-64) D	(40)	(40)
(29-68) E	(13-38) F		
(1-28) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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