



Llamados



St Austell 3 miles Truro 11 miles

Situated towards the village outskirts in an elevated position, with ground floor potential for an annexe (stp) and first floor three bedroom accommodation

- 2 Ground Floor Reception Rooms
- Potential for Self-contained Annexe (stp)
- Sitting Room & Sun Room
- Kitchen & Dining Room
- 3/4 Bedrooms (1 with En Suite)
- Study/4th Bedroom & Family Bathroom
- All Mains Services Connected
- Integral Garage
- Freehold
- Council Tax Band D

Guide Price £385,000



SITUATION

Llamados stands in an elevated position towards the edge of the popular village of Sticker about 3 miles to the south-west of the town of St Austell. Set in rolling countryside, the village includes a convenience store with post office, public house, garage, recreational park and fenced dog field.

The town of St Austell offers supplementary amenities and facilities and the cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 11 miles to the south-west. From St Austell there is a station on the London Paddington line.

DESCRIPTION

Llamados was designed and constructed by the current vendor with building works completing in 1998. The approach to Llamados is over a brick paved entrance driveway and parking area, which is over the first part shared with a neighbour, with access to the integral garage via an up and over door.

The accommodation is arranged over two floors with, on the ground floor, a pair of Reception Rooms and a spacious Integral Garage - perhaps, if desired, offering potential for conversion to self-contained dependant relative accommodation - subject to all necessary consents and approvals.

On the first floor, the accommodation offers a bungalow style arrangement with, to the front, a well-proportioned Sitting Room with doors opening to an enclosed Sun Room, a Kitchen and Dining Room with adjacent Utility Room and, at the rear, 3 Bedrooms, the main one of which includes a fully tiled En Suite Shower Room with shower, wc and vanity wash basin, and a Study/4th Bedroom.

The Kitchen offers a range of base and eye level oak fronted cupboards and drawer units and which includes an integral refrigerator freezer, four ring gas hob with extractor hood over, double electric fan assisted oven, 1½ bowl stainless steel sink unit, all finished with worktop surfaces.

The Family Bathroom which is fully tiled includes a recessed bath with shower over, wc and pedestal washbasin.

To the side and rear are further garden areas and in all, Llamados stands in an elevated position with a pleasant outlook over the village.

VIEWING

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

DIRECTIONS

On the A390 travelling towards St Austell, passing through the village of Grampound, turn right just before Hewas Water Garage towards Sticker. Continue on this road into the village passing the convenience store and public house on the left. Pass the garage on the right at the bottom of the valley, ignore the next public road turning to the right beside the car park and the entrance to Llamados will be seen on the right-hand side after about a further 50 yards.

SERVICES

Mains water, electricity, gas and drainage connected. Mains gas central heating. Owned solar panels. Broadband: standard and superfast available (Ofcom). Mobile telephone: inside – O2 and Vodaphone limited. Outside: EE, O2, Three and Vodaphone likely (Ofcom).



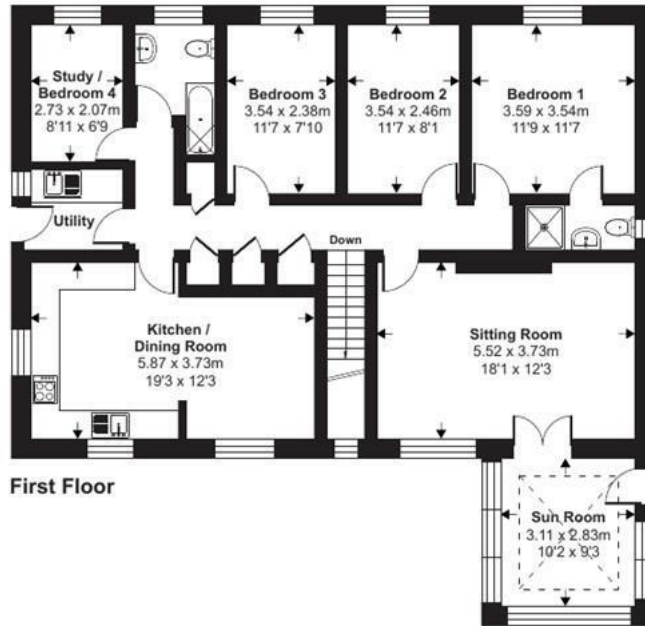
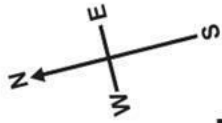
Approximate Area = 1629 sq ft / 151.3 sq m

Garage = 365 sq ft / 33.9 sq m

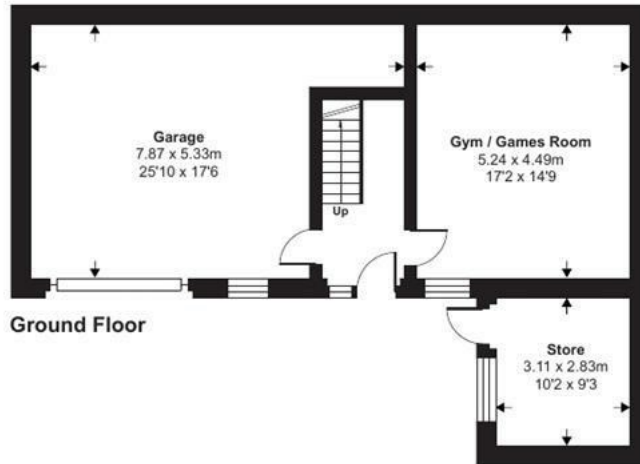
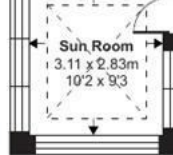
Outbuilding = 95 sq ft / 8.8 sq m

Total = 2089 sq ft / 194 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1162327

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
(92-100) A	(81-91) B	74	83
(69-88) C	(49-68) D		
(29-68) E	(9-28) F		
(1-28) G			

Net energy efficient - higher scoring code

England & Wales EU Directive 2002/91/EC

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