



Swallowfield



# Swallowfield

Tremodrett, St. Austell, Cornwall, PL26 8LP

St Austell 6 miles A30(T) 2 miles

A delightfully presented residence in a fine rural area, away from, but with good access to the A30

- Country Views
- Kitchen & Utility Room
- 4 Bedrooms (1 En Suite)
- Garage & Gardens
- Freehold
- Entrance Hall
- 2 Reception Rooms
- 2 Bathrooms
- Hardstanding with adjacent Services
- Council Tax Band C

Guide Price £550,000

## SITUATION

Tremodrett is a small hamlet situated about a mile to the south of the A30(T) in an attractive area of natural countryside which benefits from local facilities and amenities at Roche, a junction to the A30(T) about 2 miles to the north and further services afforded by the towns of Bodmin and St Austell each about 6 miles distant. At Bodmin Parkway is a station on the London Paddington line.

## DESCRIPTION

Swallowfield offers a well-positioned, superbly presented, light and airy two-storey dwelling with good sized gardens, garage, parking and a hard-standing area with external power, water tap and drainage for connection, and some pleasant countryside views.

The accommodation is well laid out, versatile and flexible. Prospective purchasers are greeted by the inviting Entrance Hall off which there is access to the main rooms. These include an excellent Kitchen with matching range of modern units with heavy timber worktops to splashback tiling - all around a matching central island. Facilities include a stainless steel single drainer sink unit with window over enjoying the views, and inset oven and separate oven and grill with four induction rings and extractor hood over and integral dishwasher, refrigerator and freezer. Off is a useful Utility Room with plumbing for washing machine and tumble dryer vent, oil fired boiler worktop surface and access to the outside.



From the Kitchen are wide concertina doors to a Dining Room with double aspect taking advantage of the views, door to an outside external terrace with lighting and double doors opening to the Living Room. This is a fine well-proportioned room with double aspect, access to outside seating areas and a brick fireplace with inset multi-fuel burner set on a raised hearth. There is a return door to the Hall.

Also on the ground floor is a Main Bedroom (currently used as a dressing room and with extensive range of mirror fronted wardrobes) with modern En Suite including a vanity unit, close coupled wc and walk-in shower; a Second Bedroom and contemporary Bathroom.

On the first floor, off a balustrade well-lit Landing, are two Bedrooms (restricted ceiling heights) with eaves storage and a Second Bathroom (restricted ceiling height) with contemporary vanity unit, close coupled wc and side filling bath with modern shower fitment over.

#### **DETACHED GARAGE**

A good detached garage with window, tiled floor, wall shelving, lighting and power

#### **THE GARDENS**

The approach is over a short concrete and gravelled drive providing car parking and turning for a number of vehicles and which extends to a level gravelled hard-standing area which is considered to offer potential for the siting of a mobile home, shepherd's hut or even a log cabin (subject to all necessary consents and approvals). Adjacent is an external power point, a water tap and drainage pipes have been laid for connection.

Beside the residence is an extensive level paved seating terrace enjoying the ambience of the garden and the views. Beyond are areas of extensive lawn with, below, shrubs and fenced borders.

Included is a Garden Shed about 7'7 x 5'8 (internal) with double doors; a timber Shed about 12' x 8' (external) and an aluminium framed Greenhouse about 10'6 x 6' (external). In total, Swallowfield extends to about 0.25 of an acre.

#### **VIEWING**

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

#### **DIRECTIONS**

Travelling east or westbound on the A30, exit at Innis Downs junction. From the roundabout on the northern side of the A30, take the first exit to the left (unsignposted). Drive for about a mile, turn left towards Tremodrett and drive under the A30. Follow the road around to the right, drive for about a mile and turn left towards Tremodrett. Continue through the hamlet and the entrance to Swallowfield will be seen on the left-hand side, shortly before the red post box.

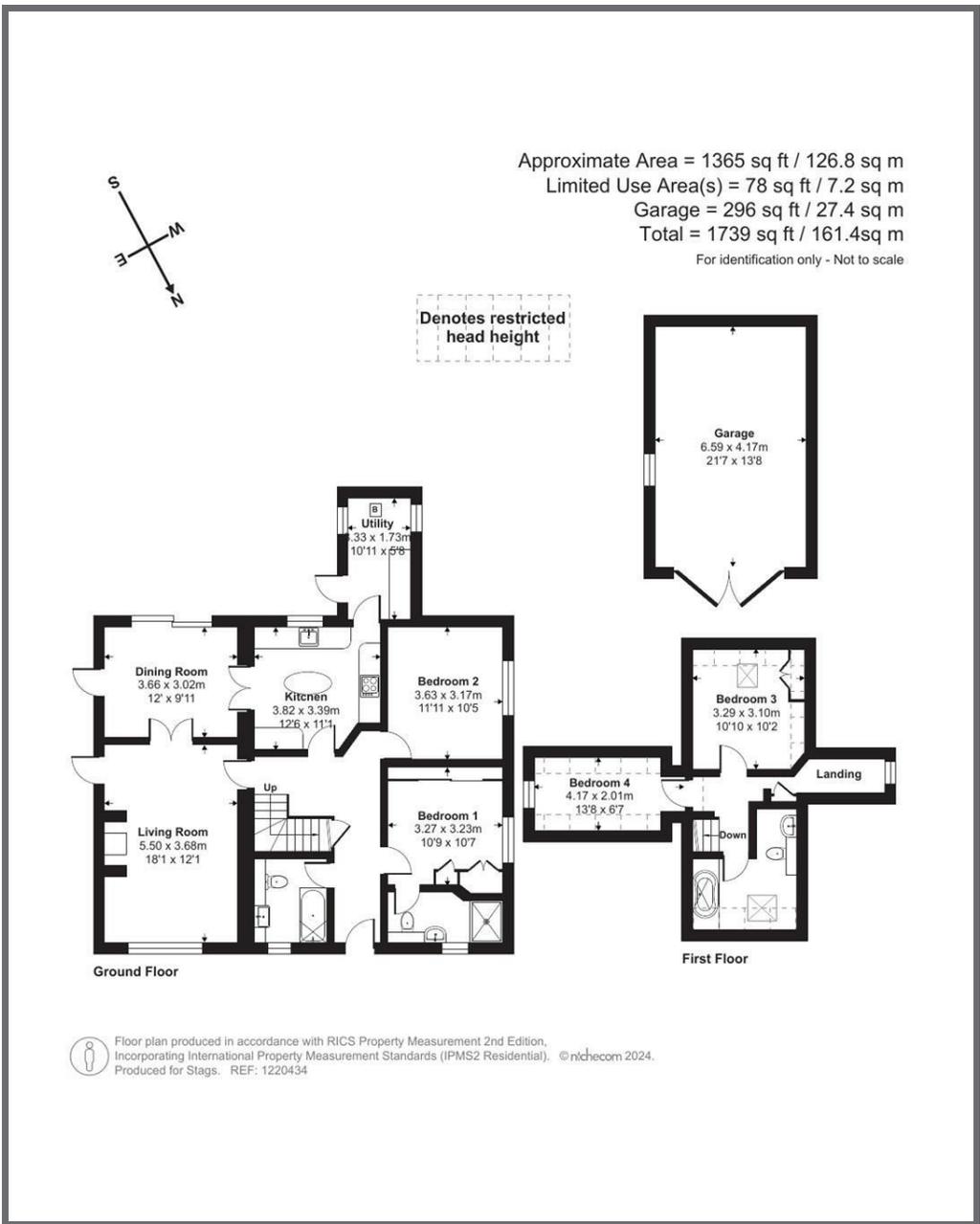
#### **SERVICES**

Mains water and electricity connected. Private drainage (type unknown). Oil-fired central heating on the ground floor and bathroom on the first floor, supported by two electric radiators in the first floor bedrooms. Double-glazed.

Broadband; Standard and Ultrafast available (Ofcom). Mobile: Three and Vodafone limited and O2 likely inside; and EE, Vodafone, O2 and Three likely outside (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		
(55-68)	D		58
(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