



## Chez Nous, Fraddon, St Columb, TR9 6QU

Guide Price £800,000

**\*\*PRELIMINARY ANNOUNCEMENT OF SALE\*\***

A 4/5 bedroom detached residence occupying a circa 0.7 acre freehold plot within this highly convenient location. The property boasts an elevated position, which therefore enjoys far-reaching views towards the north coast, and offers well proportioned family accommodation, plentiful driveway parking, wraparound gardens, garage/workshop and outbuildings.

Our clients have obtained conditional planning permission for the erection of an additional 3 bedroom detached single-storey dwelling on the plot (Cornwall Council Planning reference: PA22/03358).

For those developers seeking a larger residential development project, 'Chez Nous' has outline planning permission (reference: PA22/11090) for the demolition of the existing property and erection of 9 2-storey residential dwellings, located in Indian Queens, a popular village located immediately off the A30 and close to Newquay.

### Key Features

- 4/5 bedroom detached house
- Gardens, plentiful parking and outbuildings
- For those seeking a larger development: outline permission for 9 dwellings (PA22/11090)
- Good-sized circa 0.66 acre plot
- Conditional planning for an additional 3 bedroom detached bungalow (PA22/03358)
- EPC rating G



## THE LOCATION

The property is located on the immediate fringe of the popular residential village of Indian Queens, bordered by residential dwellings and fields, and benefiting from an elevated position which enjoys far-reaching views to the west. Due to its proximity to the A30, 'Chez Nous' is conveniently located for accessing wider Cornwall.

## THE PROPERTY

'Chez Nous' is a detached family home, constructed by our client's family and being sold for the first time, comprising on the ground floor: reception hall, dining room, sitting room, living room, kitchen, utility, shower room and garden room. On the first floor: 4 bedrooms and a shower room.

## EXTERNAL

A generous circa 0.66 acre freehold plot, which comprises wraparound gardens, plentiful driveway parking, garage/workshop and various outbuildings. No doubt this garden will be of huge appeal to families and eager gardeners.

## PLANNING PERMISSIONS

There are two valid planning permissions in place for 'Chez Nous'.

1) Conditional planning permission for additional 3 bedroom detached single plot (Cornwall Council Planning refer

2) For those developers seeking a large development project: 'Chez Nous' has permission (reference: PA22/11090) existing property and erection of 9 2 dwellings, located in Indian Queens, immediately off the A30 and close to

Further details for both of these plans provided, in detail, upon request.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property.

### COUNCIL TAX

Band D - Cornwall Council.

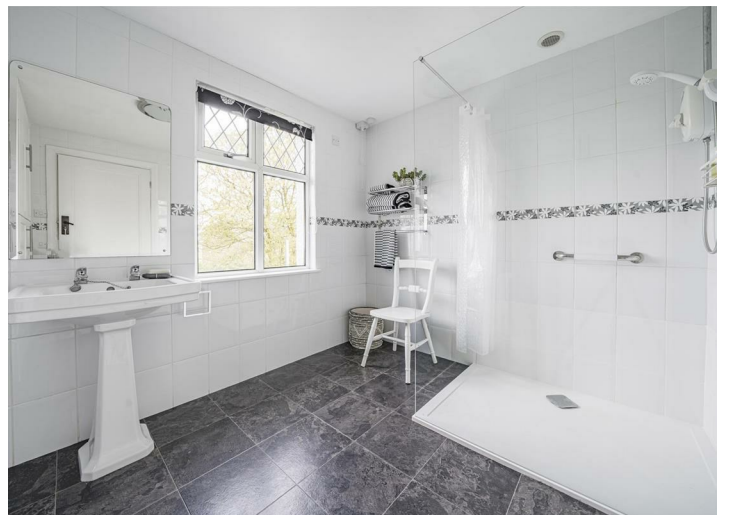
### TENURE

Freehold.

### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





# Floor Plan

