



Tremayne

Praze

TR14 9PH

Guide Price £750,000

- FIVE BEDROOM DETACHED HOUSE WITH ONE BEDROOM ANNEXE
- STUNNING RURAL POSITION
- APPROACHING THREE ACRES OF BEAUTIFUL GARDENS AND GROUNDS
- LAKE TEEMING WITH ANIMAL LIFE
- MAGICAL COUNTRYSIDE SETTING
- BEAUTIFUL AND WELL PRESENTED ACCOMMODATION THROUGHOUT
- FURTHER DETACHED OUTBUILDING WITH CONVERSION POTENTIAL
- PARKING FOR MULTIPLE VEHICLES
- GORGEOUS FORMAL GARDENS
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 2389.61 sq ft



6



4



3



D67

DESCRIPTION

A stunning and captivating five bedroom detached family home with integral one bedroom Annexe, enjoying glorious gardens, grounds pasture, a laketeeming with wildlife along with shaded woodland, extending to almost three acres of private land. this wonderful family home offers a unique opportunity for those looking for a real slice of the good life. Situated in the charming hamlet of Tremayne on the outskirts of Praze an Beeble, This beautifully presented home offers space, style, and seclusion in equal measure, and also offers even further scope, with a detached outbuilding which appears ripe for further development, subject to any necessary consents as well as lapsed planning to adapt the existing annexe to increase to a self contained two bedroom unit.

ENTRANCE PORCH

Ceramic tile effect vinyl flooring. UPVC double window to elevation. UPVC double door leading to wear driveway. Worcester oil fired boiler.

FARMHOUSE KITCHEN

Extremely generous farmhouse style kitchen with a generous range of floor standing and wall mounted cupboard drawer unit with timber effect roll top work surfaces over. Plenty of space for farmhouse style dining table. One and a half bowl stainless steel sink unit with drainer board and mixer tap over with tiled splashback surround. Integrated oven and grill. Inset Flooring. Halogen hob with extractor fan over. UPVC double glazed door opening onto rear porch. Open access to rear stairwell. Wall mounted radiator. UPVC double glazed French doors leading out into conservatory. LED spotlights over.

CONSERVATORY

A spacious conservatory with tile effect laminate flooring. UPVC double glazed windows to 3 sides with UPVC double glazed French doors leading out to the garden. Polycarbonate roof. Space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer. Views across the front garden.

DINING ROOM

A lovely light room with ceramic tile flooring. Large UPVC double glazed picture window taking in the front garden. Exposed painted stone walls. Fixed cupboard unit. Radiator. Beam ceiling.

LIVING ROOM

A really superb principle reception room with Oak effect laminate flooring. UPVC double glazed picture window to rear elevation with slate sills. Radiator. Two UPVC double glazed windows through to sunroom providing an abundance of natural light. Impressive Inglenook fireplace with slate hearth with multi fuel burner. Two radiators. Exposed stone wall with further exposed stone quoins.

SUN ROOM

A lovely light filled room which connects the main house with the annexe. Ceramic tile flooring. Double glazed patio doors leading out onto front courtyard. UPVC doubleglazed window overlooking the front garden with stone sills. Door opening into main living room. Open archway through two dining room.

ANNEXE ENTRANCE HALL/KITCHENETTE

this separate external access point into the Annexe can also be adopted to suite a further entrance to the main dwelling, depending on preference. Ceramic tile flooring. A range of floor standing units with granite work surfaces over. Space for oven. Wall mounted cupboard unit. Timber door opening into Sun room. Timber glazed door opening into annex living room. Cupboard housing electric meter.

ANNEXE LIVING ROOM/DINING ROOM

Laminate flooring. England fireplace with granite coins with stone half beneath with space for ornamental Wood burner. UPVC double glazed window overlooking front garden with slate sill. Radiator. Space for dining Table. Timber glazed door through to:

ANNEXE KITCHENETTE/REAR HALL

Oak effect laminate flooring. Exposed granite quoins. One bowl stainless steel sink unit with drainer board with mixer tap over. A range of floor standing cupboard units with granite effect roll top work surfaces over with tile splashback. Timber door opening into bedroom. Timber door opening into bathroom.

ANNEXE BEDROOM/BEDROOM SIX

Laminate flooring. Exposed stone wall. UPVC double glazed window to side elevation with slate windowsills. Radiator. Recessed hanging space.

ANNEXE SHOWER ROOM

A superb and recently installed shower room with vinyl flooring. Double sized shower cubicle with low maintenance polished marble effect wall panelling. Plumbed wall mounted shower over. Double glazed obscured window to rear elevation with slate windowsills. Wall mounted electric towel rail. Door opening into separate WC with ceramic tile flooring. WC. Wall mounted wash and basin with cupboard unit beneath. Extractor fan.

REAR STAIRWELL

Located to the rear of the Kitchen. A generous space giving access to under stairs cupboard and cloaks hanging space. Stairs lead to the first floor

FIRST FLOOR LANDING

Doors leading to all bedrooms, family bathroom, family shower room. Airing cupboard housing large high-pressure water cylinder. Loft access.

BEDROOM ONE

A superbly proportioned principal bedroom with UPVC double glazed window to front elevation enjoying glorious views over formal gardens. Radiator. Door opening into dressing room and further door opening into ensuite Shower room

EN-SUITE SHOWER ROOM

A recently installed and very pleasant shower room with stone tile effect flooring. Corner shower unit with plumbed shower unit over. Inset wash hand basin with extensive cupboard unit beneath. Low-level WC. Wall mounted chrome heated towel rail. Velux window over.

DRESSING ROOM

A generous room with Velux window providing plenty of natural light. Radiator.

BEDROOM TWO

A lovely light room with UPVC double glazed picture window overlooking the glorious front garden. Radiator. Double built-in wardrobe with radiator.

BEDROOM THREE

Double bedroom with UPVC double glazed windows overlooking the front garden. Radiator.

BEDROOM FOUR

A double bedroom with UPVC double glazed window overlooking the front garden. Radiator. Built-in deep storage cupboard.

BEDROOM FIVE

A generous single bedroom with UPVC double glazed windows to rear elevation. Radiator.

FAMILY BATHROOM

Slate tile effect laminate flooring. Ceramic bath with Victorian style showerhead over. Low-level WC. Inset wash handbasin unit with extensive cupboard unit beneath. Fully tiled to four walls. LED spotlight over. Velux window above providing ample natural light. Wall mounted chrome heated towel rail.



FAMILY SHOWER ROOM

Another modern suite with slate tile effect laminate flooring. Corner shower unit with electric Myra shower unit over. Low-level WC. Inset wash and basin with cupboard unit beneath. Fully tiled to four walls. Wall mounted chrome heated towel rail. Window to rear elevation. LED spotlights over. Extractor fan.

OUTSIDE

Simply put, around 3 1/2 acres of stunning, private and unspoiled gardens and grounds and woodland with the enviable benefit of a stunning lake, home to a wonderful array of nature. Wild Canadian Geese, Ducks and Moorhen are lucky enough to call this wonderful place home, with a number of birds revisiting year after year.

The grounds of the Brooks are accessed directly behind the main residence with a five bar gate giving access onto a large granite chipped driveway which runs the length of the property and circles one of the outbuildings, providing parking for comfortably a dozen or more vehicles. This area leads directly onto an enormous lawned area of garden with a run of vegetable plots and a poly tunnel. Adjacent to this area is a sheltered and charming meadow, tree lined on three sides. A lovely blossoming small Orchard of growing saplings. Beyond the meadow is a gentle rise and then the following embankment leads directly to the stunning lake which is home to a charming timber Lakeside house which provides shelter and a timber decking suitable for outside dining by the lake. Beyond the lake there is a glorious woodland area, Full of bluebells at this time of year.

Directly to the front of the property there's a stunning manicured formal garden. Access from the conservatory or through the patio doors leading out from the sunroom there is a stunning stone paved terrace area with Ample space for outside dining. A couple of gentle steps lead up to the lawned garden. The main garden is predominantly laid to level lawn, with a range of stunning plants flowers shrubs and trees, all bordered by one of the natural brooks which runs alongside the garden. This beautifully manicured garden enjoys the sun all day and benefits from a very high degree of privacy and is stunning in its design. There's a superb array of flowers, plants, shrubs and bushes. Flanking the perimeter of the front garden there are range of outbuildings. There is a timber summerhouse with decking area to the front which is currently utilised as a workshop. There is also an adjoined timber shed providing ample external storage.

OUTBUILDING

A generous and versatile outbuilding which is currently used for storage of lawnmower and further outdoor tools. However, there appears to be tremendous scope for conversion to a further detached annex subject to any necessary consent. Currently internally there is a utility area with Belfast sink with cupboard units surrounding and above. It was also a separate WC with extractor fan and a wall mounted shower unit. attached to the outbuilding there is a link to for the storage of machinery along with a block bill shed to the side provided further storage.

Between the outbuilding and the main house there is also an approximately 12' x 8' greenhouse with concrete base.

MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form



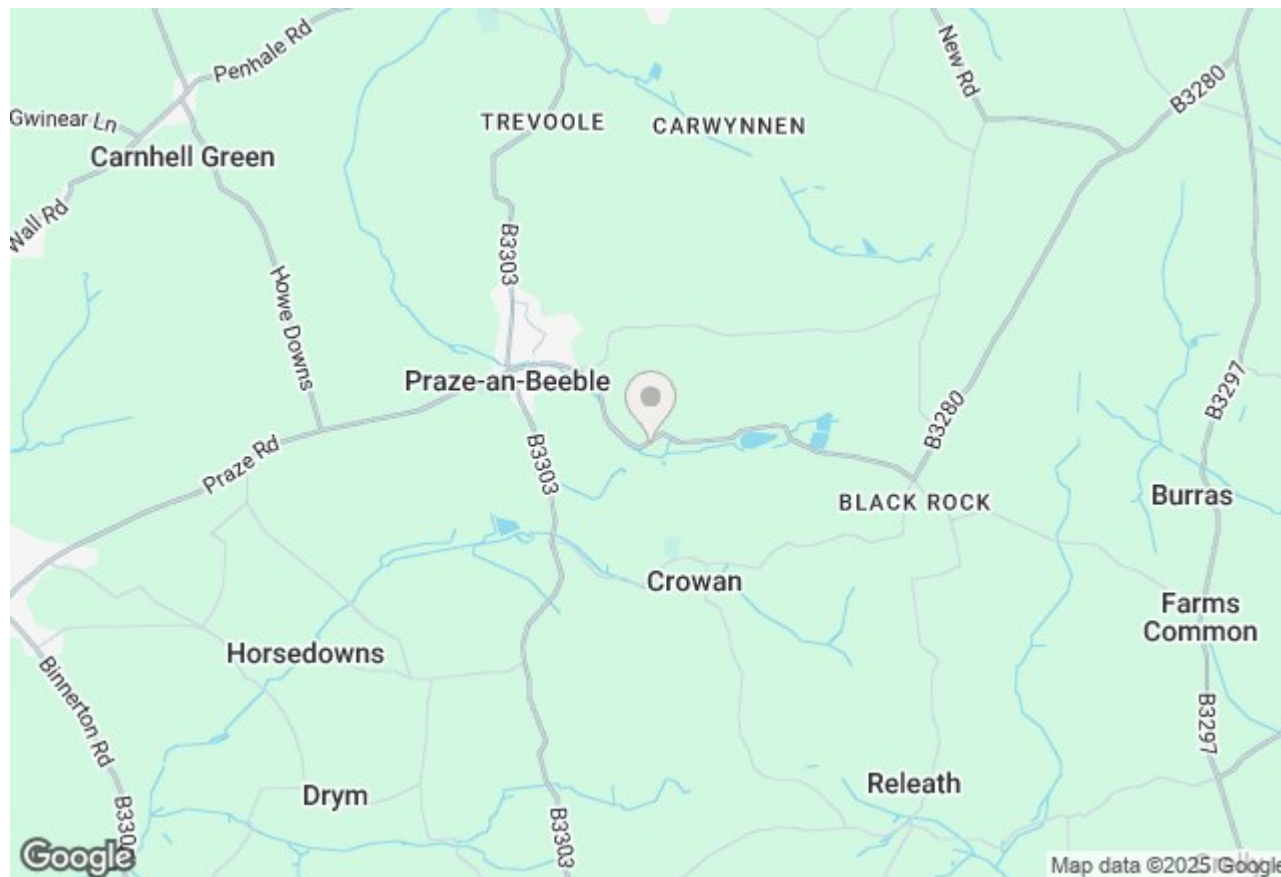


Tremayne, Praze, TR14 9PH

Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Sewerage treatment plant
Heating: Central heating
Heating features: Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK
Parking: Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2461 ft²
228.7 m²

Reduced headroom

30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

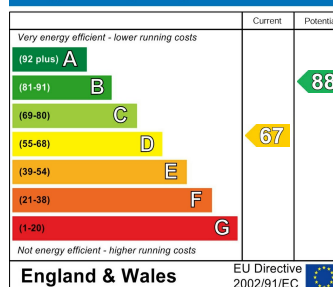
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



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