

**Detached House - Trealaw**

**£475,000**

*Property Reference: PP11456*



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We are delighted to offer to the market this unique, character, detached bungalow situated here in this private secluded, picturesque location surrounded by outstanding views over the surrounding valley and mountains. Garth Cottage was originally part of Garth Farm and the original section being the farm piggery. It was built before the turn of the century and is of original stone construction, extended in later years to what we have today on offer for sale. This is a spectacular, detached property with much of its original character and charm but enhanced and extended, offering outstanding modern family accommodation in this rural location. It is accessed via Nile Road through a private winding road leading to the farm areas. This property benefits from UPVC double-glazing, oil fired central heating, mains electrics and is situated within approximately a quarter of an acre of land with the possibility of additional grazing land available by separate negotiation for purchase or rent. Ideal for horse livery. The property sits within outstanding landscaped, mature gardens, affords a driveway to accommodate a number of vehicles for private off-road parking, accessed via double cast iron gates with two storey outbuilding to remain. It benefits from a purpose-built annex which offers excellent potential for further development, an ideal hideaway, workshop, ideal for small business, potential for conversion to Granny annex or teenager pad, subject to planning consent. The property will be sold as seen including quality fitted carpets, flooring, fixtures and fittings, light fittings, integrated appliances to the quality modern fitted kitchen, fitted





wardrobes. All windows are privacy tinted and therefore designed for perfect view-out in order to watch the amazing wildlife. This truly impressive, outstanding property must be viewed. This property offers incredible, luxury, executive, family accommodation. It offers easy access to all amenities and facilities including schools at all levels, transport connections, road links and outstanding walks over the surrounding scenery. The gardens will remain as seen including purpose-built pagoda and garden storage building. Be sure to book your viewing appointment today. This property is a one-off and comes highly recommended.

- Outstanding three double bedroom, unique character, traditional extended farmhouse
- Three quarters of an acre of ground
- Secluded position
- Easy access to all amenities
- Much of its original character and charm
- Beautifully designed and extended
- Many extras included
- En-suite shower room to one bedroom
- Walk-in dressing room with fitted wardrobes to one bedroom
- Two reception rooms
- Outstanding views
- Surrounded by amazing wildlife
- Private driveway for a number of vehicles
- Purpose-built detached annex
- Outstanding fitted kitchen with central island and full range of integrated appliances
- Peace and tranquility at its best
- Pre-turn of the century build
- Amazing design
- Being sold with no onward chain
- Quick completion available
- Truly impressive
- Executive family home

#### Entranceway

Entrance via UPVC double-glazed door with matching panel to side allowing access to impressive open-plan modern

fitted kitchen.

#### Kitchen (4.37 x 4.26m not including depth of built-in units)

Plastered emulsion décor and ceiling with full range of recess lighting, quality tiled flooring, central heating radiators, ample electric power points, outstanding range of quality fitted kitchen units including larder units, pull-out pan section, storage units, pan drawers, display shelving, central island with quartz work surfaces and matching splashback, integrated Samsung electric oven, Beaumatic microwave oven, DeDeitrich induction hob, built-in fridge/freezer, dishwasher, insert stainless steel sink with grooved drainer with flexi mixer taps and central mixer taps, central island benefits from kickboard feature lighting and main kitchen section with overhead feature lighting, opens up to amazing lounge and further double opening to rear to dining section.

#### Main Lounge (5.65 x 5.45m)

Two UPVC double-glazed windows to side overlooking side gardens, UPVC double-glazed double French doors with matching panels to front overlooking beautifully presented front gardens, plastered emulsion décor and ceiling with feature modern pendant ceiling light fitting, matching tiled flooring, ample electric power points, radiator, wall-mounted feature modern electric fire which will remain as seen but we understand that behind this is an original Inglenook fireplace which could be opened up for log burner if required.

#### Dining Section (3.13 x 5.07m)

UPVC double-glazed window to side with made to measure blinds through to sitting room, matching UPVC double-glazed door to side allowing access to sitting room, plastered emulsion décor, quality matching tiled flooring to the main kitchen and lounge area, feature Inglenooks for display features, radiator, original timber latch panel door to side allowing access to utility room, built-in storage cupboard housing wall-mounted electric service meters and fitted with shelving, ample electric power points, plastered emulsion ceiling with feature drop section with recess lighting, opening to rear allowing access to inner hallway.

#### Sitting Room (3.31 x 6.61m)

Two UPVC double-glazed windows to side overlooking side gardens and private driveway together with UPVC double-glazed French doors allowing access onto driveway, plastered emulsion décor and ceiling with recess lighting, luxury quality fitted carpet, ample electric power points, two radiators, white panel door allowing access to bedroom 1.

#### Bedroom 1 (3.01 x 3.12m)

UPVC double-glazed windows to front and side offering unspoilt views, plastered emulsion décor and coved ceiling with full range of recess lighting, central heating radiator, quality luxury fitted carpet, ample electric power points.

#### Utility Room (2.58 x 3.22m not including depth of built-in storage cupboards)

Plastered emulsion décor and ceiling with full range of recess lighting, quality tiled flooring, central heating radiator, original latch panel door allowing access to bathroom, ample electric power points, genuine Velux double-glazed skylight window, storage within eaves, double panel doors allowing access to built-in storage cupboards, one designed for washing machine and tumble dryer, the second for laundry and perhaps wine cooler, fridge etc.

#### Bathroom (3.05 x 2.92m)

UPVC double-glazed window to side overlooking side gardens with modern feature pelmet and made to measure blinds, plastered emulsion décor and ceiling with full range of recess lighting, quality tiled flooring, chrome heated towel rail, beautifully presented bathroom with

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**Disclaimer**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Notes**

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# About Property Plus

## Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

## Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

## Our Mission

**OUR CLIENTS** - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

**OUR TEAM** - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

**OUR BUSINESS** - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



**INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM**



# Buying Your Property

## Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



**It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:**

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

## Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

## Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.