



3 BRANNEL ROAD  
COOMBE, ST. AUSTELL,  
PL26 7LX

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 3 BRANNEL ROAD

COOMBE ST. AUSTELL

PL26 7LX

DETACHED MODERN HOUSE IN PRETTY VALLEY SETTING

Situated in a fabulous position enjoying delightful views to the rear and beautifully presented throughout.

Much larger than first apparent from a causal road side glance with parking for several cars and a garage as well as gorgeous gardens backing onto a stream, the upper reaches of the river Fal.

The light and spacious accommodation is on a reverse level principle with 4 bedrooms, bathroom and utility to the lower ground floor with an open entrance hall, lounge, kitchen, dining room and cloak room to the ground floor.

EPC - E

GUIDE PRICE £495,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

### GENERAL COMMENTS

3 Brannel Road is a light and spacious modern detached house which is situated in a wonderful wooded valley setting midway between Truro and St Austell. The property has been a cherished family home for over 20 years and during this time our clients have updated and maintained the property to a very high standard and it is beautifully presented throughout.

The accommodation is versatile and set on a reverse level principle. Entering the living accommodation on ground floor level there is an entrance hall with lounge, kitchen and dining room with the four bedrooms, bathroom and utility to the lower ground floor. This makes the most of the position, the views and the light with almost every window to the rear becoming a picture window with views over the gardens and the village beyond. This property will be of appeal to a wide range of the market and must be viewed to appreciate the size and quality of the property and the position.

### COOMBE

The picturesque village of Coombe (often described as a hamlet) is in fact a friendly community tucked away in a pretty valley setting about 5 miles from St Austell and 11 miles from Truro. Coombe is almost undiscovered and unspoilt from over development due to the geography of the valley. The village has an active programme of events sponsored through the local Community Playing Field where there are also Tennis Courts for local use.

### LOCATION

Coombe is close to the nearby villages of Grampound, Grampound Road, Probus and Sticker. All of which provide various stores, doctors surgeries, public houses and primary schools. Whilst secondary schools lie either in Truro or St. Austell as well as the Roseland School in Tregony and Brannel School at St. Stephen. The property lies in the heart of central Cornwall, equal distant of both north and south coasts and access onto the A30 is also very convenient.



In greater detail the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

6.21 x 4.53 (20'4" x 14'10")

With wood burning stove.

#### KITCHEN

3.63 x 3.39 (11'10" x 11'1")

Fitted with a good range of units and a dual aspect room enjoying wonderful views.

#### DINING ROOM

3.65 x 3.26 (11'11" x 10'8")

#### CLOAKROOM

2.5 x 1.39 (8'2" x 4'6")

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#### LOWER GROUND FLOOR

Door opening to the rear gardens. Storage cupboards under the stairs.

#### BEDROOM

3.02 x 2.86 (9'10" x 9'4")

#### FAMILY BATHROOM

3.58 x 1.71 (11'8" x 5'7")

A luxurious bathroom with free standing bath and a separate shower.

#### UTILITY

6.27 x 1.72 (20'6" x 5'7")

Door to side. Oil fired central heating boiler. Space and potential to create a second bathroom if required.

#### BEDROOM

3.47 x 2.69 (11'4" x 8'9")

#### BEDROOM

3.48 x 3.32 (11'5" x 10'10")

#### BEDROOM 4

3.33 x 2.44 (10'11" x 8'0")

#### OUTSIDE

The property is approached via double driveway with parking for several vehicles and access to the garage. There is a pleasant sitting out area which is gravelled. Gated access to both sides of the property to the rear.

The rear gardens are an absolute joy, bordered by the stream of the River Fal which is tree lined and provides a peaceful and tranquil setting from which to sit out and enjoy the relaxing sounds of wildlife and running water.

#### SERVICES

Mains water, drainage and electricity. Oil fired central heating. Electric car charging point.



#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### COUNCIL TAX

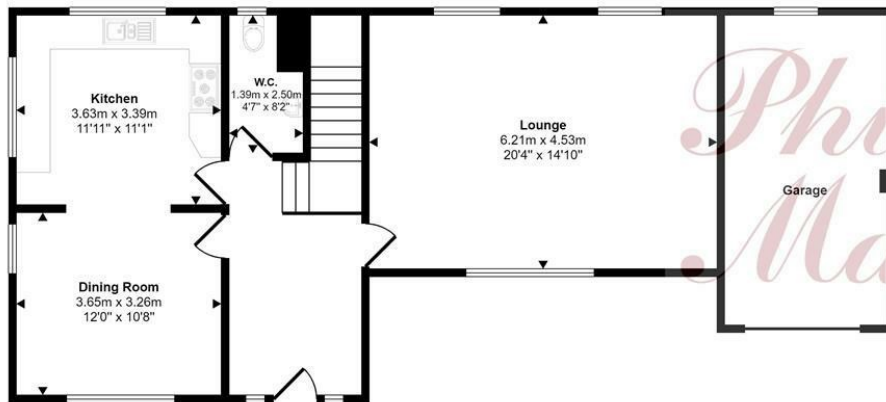
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#### DIRECTIONS

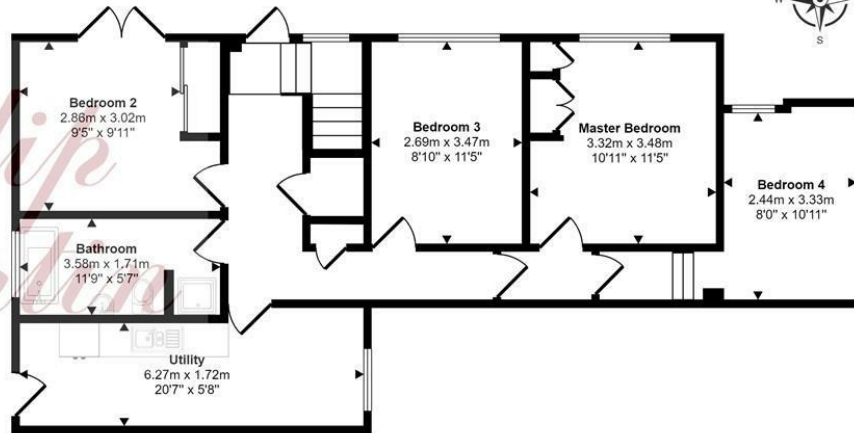
There are various ways to approach the village. From the A390 at Hewas Water take the minor road signposted to Coombe. After approximately three quarters of a mile at the grass triangle (with letterbox) turn left and after a short distance turn right. On entering the village at the bottom of the hill turn right again and take the right hand fork in the road where the property will be found a short distance along on the left hand side.



Approx Gross Internal Area  
167 sq m / 1798 sq ft

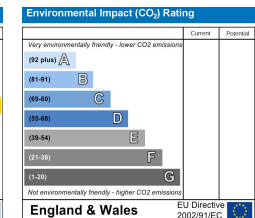
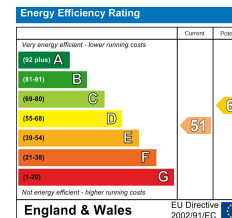


Ground Floor  
Approx 88 sq m / 943 sq ft



Lower Ground Floor  
Approx 79 sq m / 855 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











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