



LOWER DURIAN FARM
STITHIANS, TRURO,
TR3 7DD

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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LOWER DURIAN FARM

STITHIANS TRURO

TR3 7DD

DETACHED HOUSE IN RURAL LOCATION WITH NEARLY FIVE ACRES OF LAND AND STABLES.

In a quiet rural setting yet within easy reach of Truro, Falmouth and the south Cornish coast.

Enjoying fabulous south facing views over the gardens and fields. Four bedrooms, master with en suite, sitting room with vaulted ceiling and views, fitted kitchen, lounge/dining room, garden room, utility room, study (or fifth bedroom), bathroom and cloakroom.

Detached double garage/workshop and driveway parking for many cars.

Enclosed mature gardens enjoying far reaching views.

In all just under five acres. The land is divided into several useful paddocks and perfect for equestrian use and hobby farming. Viewing essential.

Oil central heating. Freehold. Council Tax Band D. EPC - E

GUIDE PRICE £850,000

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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

A wonderful opportunity to purchase a quality family home in a very quiet, rural position providing easy access to Truro, Falmouth and Carrick Roads for sailing. Lower Durian Farm comprises a detached former farmhouse that has been extended substantially, approximately five acres of land divided into several useful paddocks and superb outbuildings including three stables, field shelter, sheds and double garage. The property itself is beautifully presented and has been transformed in recent years and is larger than immediately apparent from outside. It offers spacious and versatile accommodation. There are four bedrooms and bathroom on the first floor, the master has an en suite shower room. The ground floor includes fitted kitchen, fabulous vaulted sitting room enjoying views over the fields, lounge/dining room, garden room, study (or fifth bedroom), utility and cloakroom. An undercover veranda has been added in recent years and this is the perfect space to sit and enjoy the wonderful views over the fields and countryside beyond.

The land is in good heart, laid to mature pasture and has been grazed by horses and goats. It has several paddocks enclosed within natural hedge boundaries and ideal for equestrian use and hobby farming. The house is located within a very small hamlet and therefore is not isolated but also enjoys a good degree of privacy.

LOCATION

Lower Durian Farm is conveniently located for swift access to both Truro and Falmouth. The nearest village is Stithians (approximately two miles) with a good range of facilities including public house, church, primary school and shop. Truro is within ten miles and is the capital of the county renowned for its excellent shopping centre, fine selection of restaurants and excellent schools. The historical port of Falmouth is within four miles providing direct access to the fabulous sailing waters of Carrick Roads as well as further shops and facilities.

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

GARDEN ROOM

6.93m x 1.96m (22'8" x 6'5")

Two windows overlooking the front garden. Wood effect flooring, fitted bookshelves, radiator, built-in cupboard. Roof lantern (currently boarded over). Two glazed doors to sitting room.

DINING/SITTING ROOM

9.07m x 2.90m (29'9" x 9'6")

Feature stone fireplace with slate hearth and wood mantle over (not currently used). Shelved firebreast recesses. Bay window to side with blinds. Fitted shelves. Telephone and television points. Wood effect flooring. Three radiators. Door to inner hall and opening to:

KITCHEN

3.91m x 2.97m (12'9" x 9'8")

An excellent range of base and eye level kitchen units with solid wood worktops and tiled splashback. Ceramic single drainer sink unit with mixer tap, space and plumbing for dishwasher, feature former fireplace with substantial granite lintel housing Rangemaster cooker, Samsung fridge/freezer. Island unit, wood effect flooring and downlighters. Television point. Part glazed door to:



SITTING ROOM

5.84m x 5.79m (19'1" x 18'11")

A fabulous, well proportioned room with high vaulted ceiling and exposed roof trusses. Sliding patio doors leading onto a large deck and enjoying wonderful views over the fields and countryside beyond. Woodburner with slate hearth. Travertine tiled floor. Telephone and television points. Radiator. Storage cupboard. Door to:

UTILITY ROOM

Base and eye level kitchen units with solid wood worktops and tiled splashbacks. Single stainless steel sink with mixer tap. Space and plumbing for washing machine. Full length storage cupboard. Radiator. Tiled floor. Door to:

CLOAKROOM

Low level w.c.

From the Living Room, door to:

INNER HALLOWAY

Turning staircase to first floor with cupboard below. Radiator. Door to:

STUDY/BEDROOM FIVE

3.33m x 2.82m (10'11" x 9'3")

A twin aspect room with windows to side and rear. Radiator. Television point.

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FIRST FLOOR

Half Landing - Door to:

Central Landing - With balustrade and door to Linen Cupboard with slatted shelf and doors off from left and right to:

BATHROOM

A white suite with low level w.c, pedestal wash hand basin, corner bath, shower cubicle with fully tiled surround. Radiator. Tiled floor. Window to rear enjoying countryside views.

MAIN LANDING

Loft access with timber ladder to:-

ATTIC ROOM

Attic Room - (Restricted ceiling height). Doors to eaves storage, two electric heaters. Fitted carpet.

MASTER BEDROOM

3.43m x 3.20m (11'3" x 10'5")

Window to front with window seat. Television point. Door to:

EN SUITE

Low level w.c, shower cubicle with fully tiled surround, washbasin. Tiled floor, radiator. Window to front with window seat.

BEDROOM TWO

3.35m x 3.20m (10'11" x 10'5")

Window to front with window seat. Radiator.

BEDROOM THREE

3.35m x 2.79m (10'11" x 9'1")

Window to rear with window seat and enjoying far reaching countryside views. Radiator.

BEDROOM FOUR

3.84m x 2.74m (12'7" x 8'11")

Window to rear enjoying far reaching countryside views. Built in shelves. Radiator.

OUTSIDE

At the front of the house is a small enclosed south facing garden and a pathway leads to the front door. The garden is enclosed within a stone wall and is easy to maintain with mature shrubs and plants. A pathway leads around the side of the house to the rear. On the other side of the house is an enclosed vegetable garden with raised beds, 10' x 6' greenhouse, block built outbuilding with water well. Fig tree. The oil tank and exterior oil fired boiler are also located here.

The main entrance can be found at the rear of the property where double gates open from the minor country lane into a large gravel driveway that provides parking for many vehicles and ample space for trailers, motorhomes etc. It is extremely secure for

children and pets. There is a large gently sloping lawn and beyond this are the fields and stables. An area has been fenced for poultry, and there is a wooden garden shed.

An extensive raised deck provides lots of sitting out space accessed from the sitting room and the clients have recently added a glass veranda which is perfect for outside entertaining and enjoys the evening sun and fabulous views over the field and countryside beyond.

DOUBLE GARAGE

Metal up and over electric door. Light and Power. Electric car charging point.

LAND

Beyond the rear garden is a level field enclosed within natural hedge boundaries on three sides. It is mature pasture, divided into three smaller fields and is currently grazed. The vendors built this superb timber stable block in recent years with concrete floor and light and power. It is divided into three stables and has a concrete apron and roof overhang which is perfect for tending horses. A short distance away are two further fields that extend to 3.87 acres. These are also mature pasture enclosed within natural hedge boundaries. There is a field shelter that could easily be converted to stables, concrete yard and further useful wooden lockable shed.

DIRECTIONS

From Truro proceed in a southerly direction towards Falmouth along the A39 passing through Perranarworthal and proceed straight over Treluswell roundabout.

At the next roundabout turn right onto the A394 towards Helston. Drive into the village of Longdowns, past the filling station (on the left) and after approximately 200 yards turn right (unsignposted) just before the 50mph speed limit sign. After about a third of a mile follow the round about to the left. Continue for about a mile and Lower Durian Farm is on the left hand side.

SERVICES

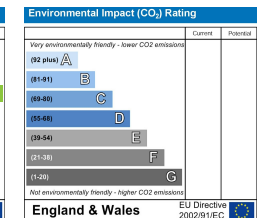
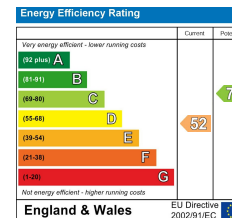
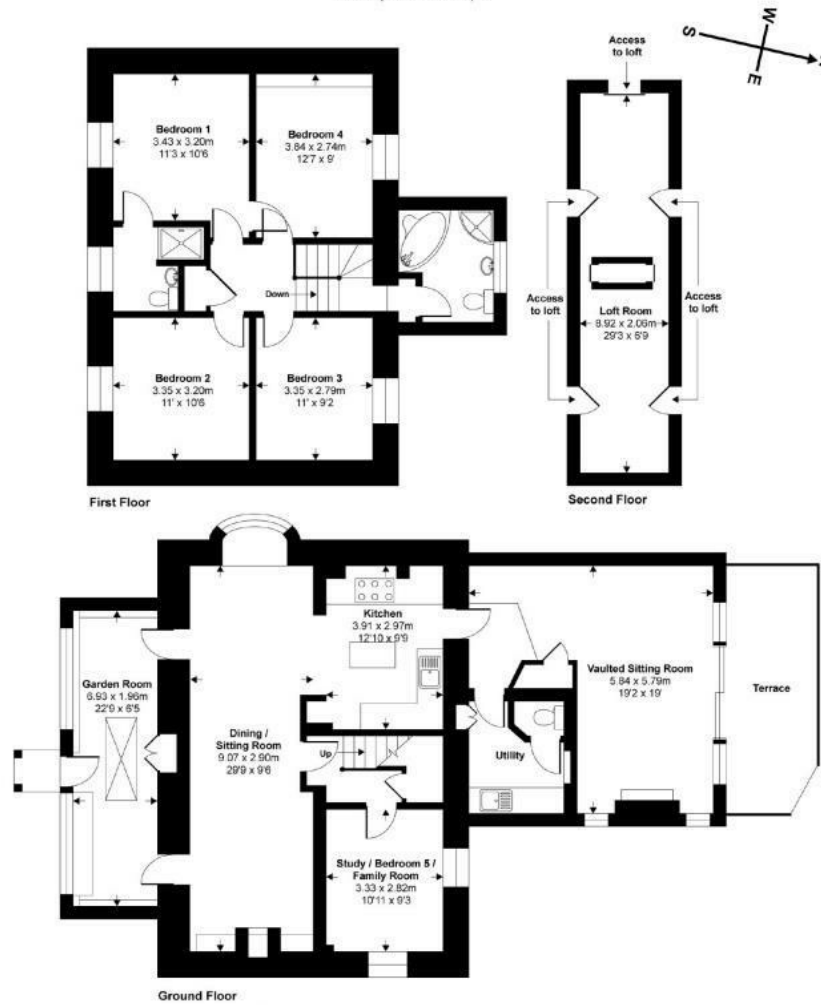
Mains water and electricity. Private drainage. Oil fired central heating.

N.B

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



Approx. Gross Internal Floor Area
192.9 Sq Metres 2077 Sq Ft



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