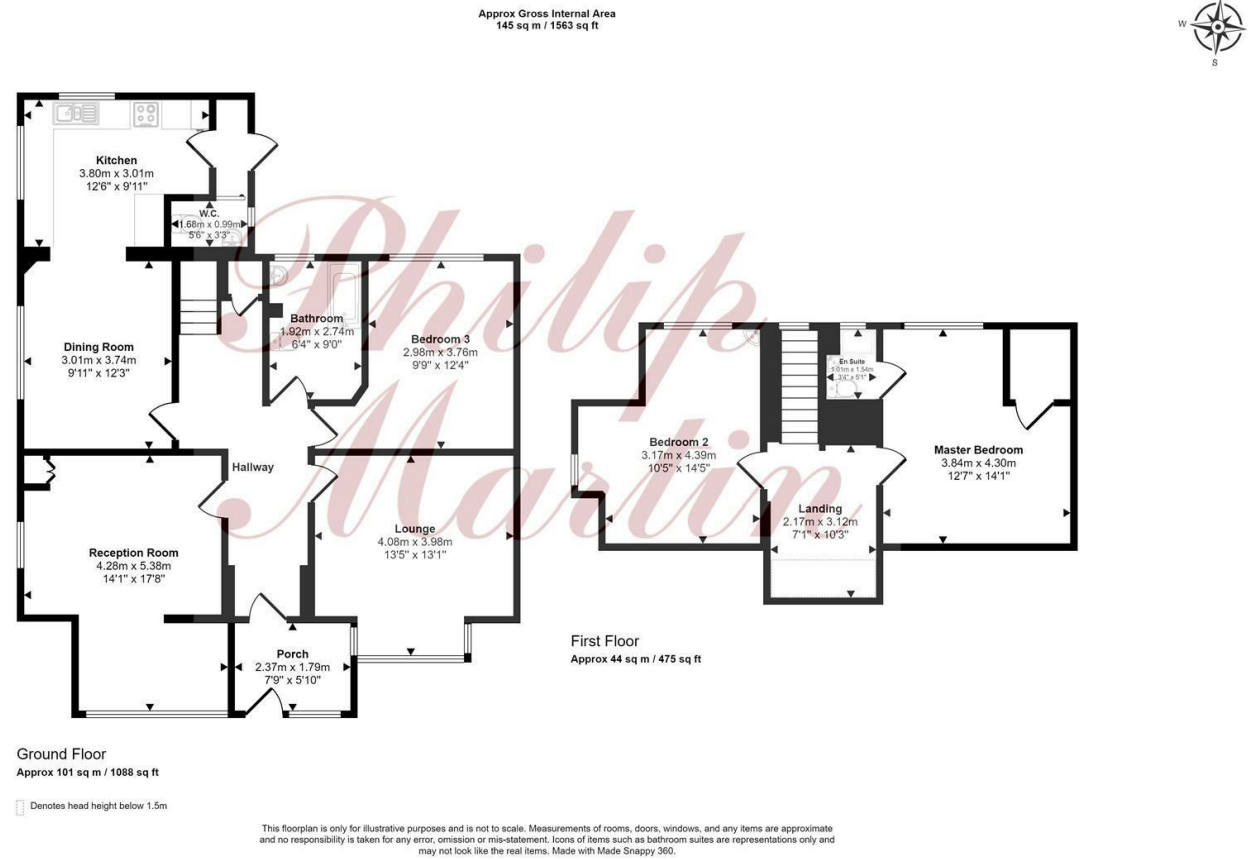


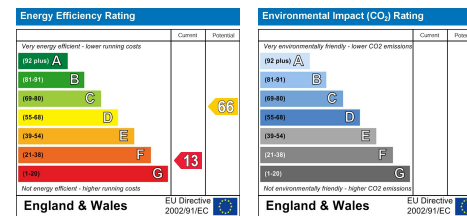
HIGHER FRADDON, ST. COLUMB



KEY FEATURES

- DETACHED DORMER BUNGALOW
- THREE/FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINING ROOM
- BATHROOM & SHOWER ROOM
- HUGE DEVELOPMENT POTENTIAL
- SUBSTANTIAL PLOT
- DRIVEWAY & GARAGE
- OUTBUILDINGS
- VILLAGE LOCATION

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.



MAYFLOWER, HIGHER FRADDON, ST. COLUMB, TR9 6NQ
DETACHED PROPERTY SAT WITHIN 1.5 ACRES WITH DEVELOPMENT POTENTIAL

Mayflower is a three/four bedroom detached dormer style bungalow sat within 1.5 acres of land within this popular village location of Higher Fraddon; within close proximity to the A30. The package is a rare opportunity to purchase a substantial plot with huge development potential subject to the necessary planning consent. In all, the accommodation includes; entrance hallway, sitting room, dining room, kitchen/breakfast room, cloakroom, bedroom and bathroom to the ground floor with two bedrooms (master en-suite) to the first floor. There is a driveway providing parking, leading to a single garage that allows access to the rear garden that is laid to lawn, with mature shrubs and trees. There is also a large workshop.
EPC - G. Freehold. Council Tax - C.

GUIDE PRICE £495,000

CONTACT US

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THE PROPERTY

Mayflower is a rare opportunity to purchase a spacious detached dormer bungalow sat within approximately 1.5 acres that offers a huge amount of development potential subject to gaining the necessary planning consents. The property is situated within the village of Fraddon which provides fantastic access to the A30 for wider Cornwall. In all, the accommodation comprises; entrance porch, entrance hallway, two reception rooms, kitchen/dining room, cloakroom, bathroom and bedroom to the ground floor with two further bedrooms (one en-suite) to the first floor. There is a private driveway leading up to the garage to the front of the property providing ample off road parking with a front garden laid to lawn. The rear garden is large and again, mainly laid to lawn with a range of shrubs, plants and trees throughout. There is also an outbuilding, greenhouse and a former pond.

LOCATION

Fraddon with neighbouring Indian Queens is a growing community just off the main A30, well placed for access to Truro, Newquay and St. Austell. There are a good selection of local services to cater for everyday needs including Marks and Spencer, Boots, Next and TK Max.

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

GROUND FLOOR**ENTRANCE PORCH**

7'9" x 5'10" (2.37m x 1.79m)
Window to front. Door into;

ENTRANCE HALLWAY

Radiator. Stairs to first floor and doors into;

**RECEPTION ROOM**

17'7" x 14'0" (5.38m x 4.28m)
Window to front. Radiator.

DINING ROOM

12'3" x 9'10" (3.74m x 3.01m)
Window to side. Ample space for dining table. Radiator.

KITCHEN

12'5" x 9'10" (3.80m x 3.01m)
A dual aspect room with window to rear and side; comprising a range of base and eye level units with worktop over and tiled splashbacks. Inset stainless steel sink and drainer unit. Double radiator. Plumbing for dishwasher, washing machine, cooker and fridge.

CLOAKROOM

5'6" x 3'2" (1.68m x 0.99m)
Wall mounted hand wash basin and low level w.c.

BATHROOM

8'11" x 6'3" (2.74m x 1.92m)
Comprising of low level w.c., vanity hand wash basin and bath with shower over. Obscured window to rear.

BEDROOM

12'4" x 9'9" (3.76m x 2.98m)
Window to rear with fitted wardrobes. Radiator.

SITTING ROOM

13'4" x 13'0" (4.08m x 3.98m)
Window to front. Radiator.

FIRST FLOOR**LANDING**

Doors providing access to eaves storage. Window to rear.

BEDROOM

14'1" x 12'7" (4.30m x 3.84m)
Window to rear overlooking garden. Eaves storage. Door into;

SHOWER ROOM

Comprising shower cubicle, wall mounted hand wash basin and low level w.c.

BEDROOM

14'4" x 10'4" (4.39m x 3.17m)
Corner vanity hand wash basin. Radiator. Window to rear overlooking garden.

OUTSIDE

There is a driveway providing plenty of parking and leading up to the garage; whilst the front garden is mainly laid to lawn with mature shrubs. Sat within approximately 1/5 acres of land, a substantial rear garden is mainly laid to lawn with a wide variety of mature shrubs and trees. There is a former pond, vegetable patch, greenhouse and wooded area. There is tremendous development potential, subject to the necessary planning consent.

GARAGE

There is a metal up and over door to the front and rear of the garage allowing for direct access to the back garden. Light and power connected.

SERVICES

Mains water, electric and drainage and gas.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

When proceeding up through the village of Fraddon towards Indian Queens, Higher Fraddon will be signposted just after the roundabout and take the right hand turning. Follow the road for a short distance and Mayflower can be found on the left hand side.

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.