



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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PARK HOUSE SCHOOL ROAD SUMMERCOURT TR8 5EA

MAGNIFICENT DETACHED HOUSE IN THE HEART OF
THE VILLAGE

Over 4,000 square feet of accommodation, this is an
impressive property.

Although some updating is required the house has newly
replaced double glazed windows throughout and is sold
with no chain and vacant possession.

GUIDE PRICE £650,000

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PHILIP MARTIN

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GENERAL COMMENTS

Park House, a generously proportioned property built in the late 1980s, occupies a prime position in the heart of Summercourt. Designed and constructed by its original owner, this impressive residence offers over 4,000 square feet of light-filled, spacious living accommodation.

The home sits on a half-acre plot, providing expansive outdoor space, with ample parking at the front, an integral double garage, and beautifully maintained lawned gardens at the rear. The property's elevated position allows for far-reaching views and sits in an enviable location adjacent to open fields in the village centre, renowned for the annual Summercourt Fair.

To the south of Park House, there are commercial premises visible from the property. However, with tasteful screening such as hedging or mature trees a greater sense of privacy could be easily achieved, creating a more private feel while still enjoying the convenience of village life.

THE PROPERTY

Park House features five spacious bedrooms, including a master suite with an en-suite bathroom, along with a shared family bathroom. The ground floor offers impressive space, boasting three reception rooms: a large lounge with a fireplace, a dining room that opens onto the gardens, and a more cosy sitting room. The farmhouse-style kitchen and breakfast area includes a traditional Cornish range-style cooker (not in use), complemented by a utility room, a w.c., and a shower room. The windows are newly fitted with double glazing, with private drainage managed by a septic tank.

While the property is in good condition, future owners may wish to update certain aspects such as the bathrooms and kitchen and consider adding a modern central heating system.

AGENTS REMARKS

This is an extraordinary property – a rare find in today's market. It offers a unique chance to own an expansive family home, perfect for a large or growing family, this magnificent home is designed to impress.

Homes of this size and calibre are seldom available at this price point, making it an outstanding opportunity for those seeking a distinctive residence with real "wow" factor.

It's a truly special property that's bound to capture the interest of anyone looking for a remarkable family home in the heart of Cornwall.

LOCATION

The village of Summercourt offers a post office, convenience store, bakers, florist, public house and an award winning primary school. It is a perfect location in mid Cornwall with easy access to the A30 which is the main trunk road through Cornwall and now within 5 minutes of the new out of town retail park Kingsley Village Shopping Centre with the likes of high street multiples Marks & Spencers with food hall, Next, Boots and a TK Maxx.

Newquay is one of Cornwall's most highly favoured coastal locations, famous for its many beautiful sandy beaches and home to probably the Country's best surfing spot, Fistral Beach. The Pentire Headland is on the southern side of Fistral, flanked on its opposite side by the beautiful Gannel Estuary and Crantock Beach. The highly regarded Newquay Golf Course also overlooks Fistral and is easily accessed, as are a range of distinguished dining establishments such as The Fish House which won Gold at the 2018/19 Cornwall Tourism Awards. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow, while across the Camel Estuary at Port Isaac, is Nathan Outlaw. Newquay International Airport provides easy links to London and numerous other major cities of the UK as well as many destinations around Europe.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.



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

PORCH

ENTRANCE HALL

With fabulous stair case and galleried landing.

CLOAKROOM

w.c. and wash hand basin.

SITTING ROOM

4.79 x 4.65 (15'8" x 15'3")

With bay window and feature fireplace.

MAIN RECEPTION ROOM

9.79 x 5.89 (32'1" x 19'3")

A triple aspect room with feature fireplace and wood burning stove inset. Patio doors opening to the rear garden.

DINING ROOM

5.02 x 4.90 (16'5" x 16'0")

Patio doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM

4.98 x 4.75 (16'4" x 15'7")

A farmhouse style kitchen with fantastic former, traditional range style cooker, a range of base and eye level units, sink and drainer inset and some integral appliances.

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REAR HALL

Door opening to side and integral garage.

UTILITY ROOM

2.5 x 2.4 (8'2" x 7'10")

Space and plumbing for washing machine.

SHOWER ROOM

2.5 x 2.4 (8'2" x 7'10")

w.c., shower and wash hand basin.

DOUBLE GARAGE

6.35 x 5.21 (20'9" x 17'1")

Up and over door, light and power connected.

FIRST FLOOR

MEZZANINE LANDING

Excellent range of built in cupboards which also house the hot water system.

MASTER BEDROOM

5.29 x 4.99 (17'4" x 16'4")

With a range of built in bedroom furniture.

EN-SUITE

2.89 x 2.05 (9'5" x 6'8")

FAMILY BATHROOM

2.87 x 2.83 (9'4" x 9'3")

BEDROOM 2

6.9 x 3.86 (22'7" x 12'7")

BEDROOM 3

4.13 x 3.9 (13'6" x 12'9")

BEDROOM 4

4.12 x 3.94 (13'6" x 12'11")

ATTIC ROOM/BEDROOM 5

6.11 x 5.34 (20'0" x 17'6")

Most recently used as the snooker room.

OUTSIDE

The property is approached via a gravelled driveway which provides ample parking for several vehicles and access to the integral garage. The rear gardens are mainly lawned with a lovely expanse of patio across the rear of the house and facing south the property enjoys a lovely sunny aspect for the majority of the day. Absolutely wonderful for children and pets and most unusual with properties in modern times.

N.B

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

NOTE

The electrical supply is currently connected to the commercial premises at the rear and is in the process of being separated.

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.

DIRECTIONS

From Truro proceed up Tregolls Road to the second set of traffic lights

turning left onto the A39 leading up to Carland Cross and take the main A30 heading in an easterly direction taking the turning at Summercourt. Follow the slip road around and at the junction turn left passing through the village of Summercourt until you get to the traffic lights. Turn left at the traffic lights and proceed along School Road and where the property can be found.

TENURE

Freehold.

SERVICES

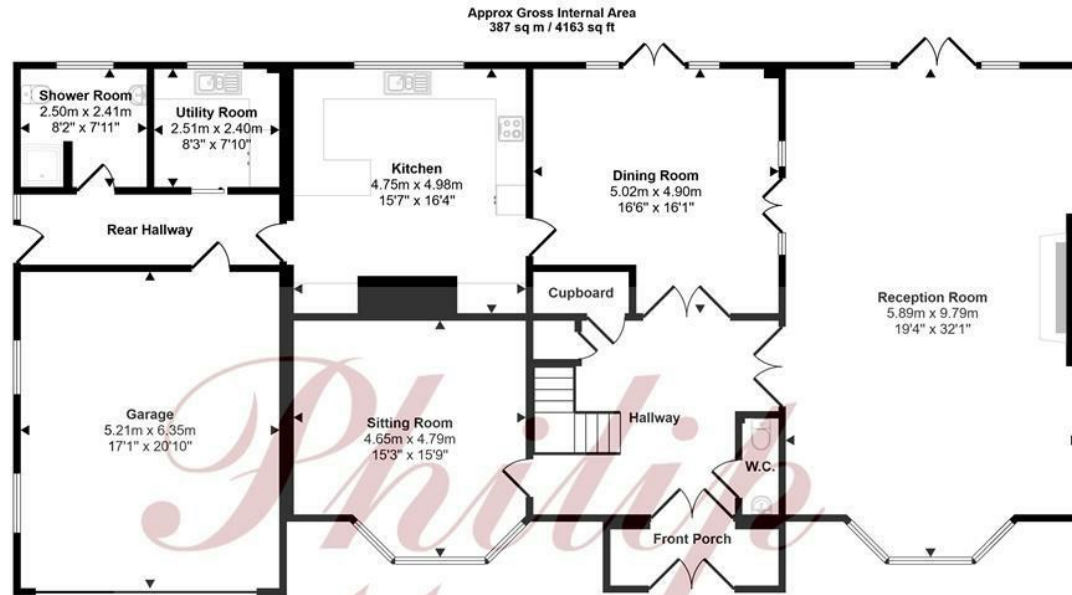
Mains water, electricity. Private drainage.

COUNCIL TAX

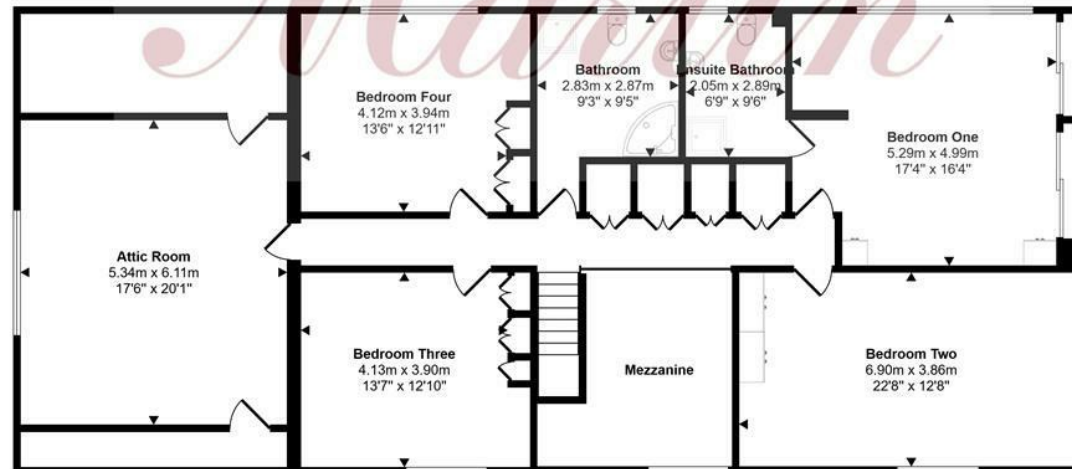
Band G.



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Ground Floor
Approx 207 sq m / 2231 sq ft



First Floor
Approx 180 sq m / 1932 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(29-47) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(29-47) F			
(1-28) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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