



BRAMBLE COTTAGE

COOMBE

PL26 7LJ

*Philip Martin*

ESTATE AGENTS • CHARTERED SURVEYORS • VALUERS & AUCTIONEERS

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# BRAMBLE COTTAGE

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PL26 7LJ

CHARMING COTTAGE SITUATED IN QUIET LOCATION

This three bedroom property is located within the popular hamlet of Coombe; situated between Truro and St Austell in a semi rural community. The cottage is full of charming features; however has been sympathetically modernised by the current owners to provide more contemporary living.

The accommodation includes; entrance porch, w.c., kitchen/breakfast room, dining room, sitting room, three bedrooms (one en-suite) and a shower room. There is a driveway providing off road parking, a double garage and a generous, mature garden that enjoys the sunny aspect.

Viewing is highly recommended to appreciate the quality of this cottage.

EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £425,000

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### THE PROPERTY

Bramble Cottage is a charming three bedroom character property situated in the popular village location of Coombe. Enjoying a tremendous amount of privacy, and wonderful views, this traditional cottage is approximately 250 years old. The property has been sympathetically modernised during the current ownership, with the implementation of a cottage style kitchen suite and a new shower room, as well as many upgrades throughout. Boasting many characterful features, including wood burning stoves, exposed ceiling beams and window seats; in all, the accommodation includes; entrance porch, w.c., kitchen/breakfast room, dining room, sitting room and a bedroom with an en-suite shower room to the ground floor with two bedrooms and a shower room to the first floor. There is a driveway providing off road parking, a double garage and a wonderful mature garden to the rear and side of the property that enjoy privacy and the sunny aspect throughout the day.

### LOCATION

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 organised by either the Community Hall Committee or the Playing Field Committee for Coombe Community Trust. In addition, there is a play area and a Tennis Court for local use in the playing field.

Coombe is close to the nearby villages of St Stephen, 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 A390 and A30 is also very convenient.

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

### GROUND FLOOR

#### PORCH

Door into;

#### W.C.

Comprising low level w.c. and wall mounted hand wash basin. Obscured window to front. Access to loft space.



### KITCHEN/BREAKFAST ROOM

4.51m x 3.78m (14'9" x 12'4")

A modern kitchen suite has been implemented, with a traditional cottage feel with exposed stone wall yet plenty of windows allowing for natural light. There is a utility corner with space and plumbing for washing machine and tumble dryer with window to front. Fitted with a range of base and eye level units with oak worktops over and tiled splashbacks; a large rangemaster electric cooker with induction hob with a door into a spacious pantry cupboard (loft access). Timber flooring with underfloor heating flows through with a window to side as well as a roof light. Inset sink and drainer with integrated dishwasher and space for fridge/freezer.

### DINING ROOM

3.78m x 3.10m (12'4" x 10'2")

With wood burning stove and slate hearth, original window seat and beamed ceiling. Door into hallway and downstairs bedroom.

Original sink on the outside wall.

### SITTING ROOM

3.95m x 3.43m (12'11" x 11'3")

A cosy sitting room with feature inglenook fireplace set within an exposed

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stone wall and featuring old timber lintel and clome oven. Original board wall, beamed ceiling, exposed timber, original window seat and radiator.

Under stairs cupboard with coat hooks and shelves.

#### BEDROOM

4.67m x 2.85m (15'3" x 9'4")

Spacious double bedroom with two velux windows allowing for plenty of natural light. Radiator. Door into;

#### EN-SUITE

2.87m x 2.28m (9'4" x 7'5")

A wonderfully modern en suite shower room comprising shower cubicle with electric shower, with a fitted unit with inset hand wash basin and w.c. Extractor fan and heated towel rail. Obscured window to side and velux window.

#### FIRST FLOOR

#### LANDING

#### BEDROOM

4.01m x 2.74m (13'1" x 8'11")

Fitted with a range of wardrobes along one wall, window to front with window seat. Timber flooring and board wall. Radiator.

#### BEDROOM

3.95m x 2.49m (12'11" x 8'2")

With window to front and window seat, timber floorboards and radiator. Built-in wardrobe with hanging rail and shelf.

#### SHOWER ROOM

Comprising tiled shower cubicle with Mira Sport electric shower, wash-hand basin and W.C. Heated towel rail, fitted linen cupboard and access to loft space. Window to front.

#### OUTSIDE

A vehicular gate opens into the property from the approach lane and this leads up to the double garage and allows parking for several vehicles.

From the rear driveway a stepped pathway leads down the side of the cottage where this mature garden is generously proportioned and carefully maintained. There is a section of lawn, with a large flowerbed which is used for growing vegetables or flowers, and a lower terrace laid to chippings leading up to the enclosed growing area. Here you can find three varieties of berries, rhubarb, blackcurrants as well as four apple trees, both cooking and eating varieties. This area is enclosed and there is also a greenhouse The front garden is particularly secluded and here a wisteria is trained along the front elevation. There is a private patio area that is perfect for



outdoor dining and enjoys the sunny aspect throughout the day. There is a further large bed here of shrubs and perennials.

An attached outbuilding houses the oil fired central heating boiler.

#### DOUBLE GARAGE

6.17m x 5.46m (20'2" x 17'10")

Two metal up and over doors with a partition wall creating a workshop space. Light and power connected. Raised decking area to the side of the garage creating a sunny seating area overlooking the garden.

#### SERVICES

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

#### N.B

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

#### COUNCIL TAX

C,

#### TENURE

Freehold.

#### DIRECTIONS

When travelling along the A390 from Truro to St. Austell, take the left turning at Hewas Water sign posted to Coombe, and which also gives access to Mays Argricultural Store. Proceed along this road for almost a mile and at the first crossroads bear left where sign posted to Trenowth. After a relatively short distant, take the first turning right this road brings you down into Coombe village. Having passed under a railway bridge, bear right at the junction and continue through the village. Towards the end of the village (and not quite as far as the village playing field) turn right into an unmarked lane which serves a handful of properties including Bramble Cottage.

#### 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.

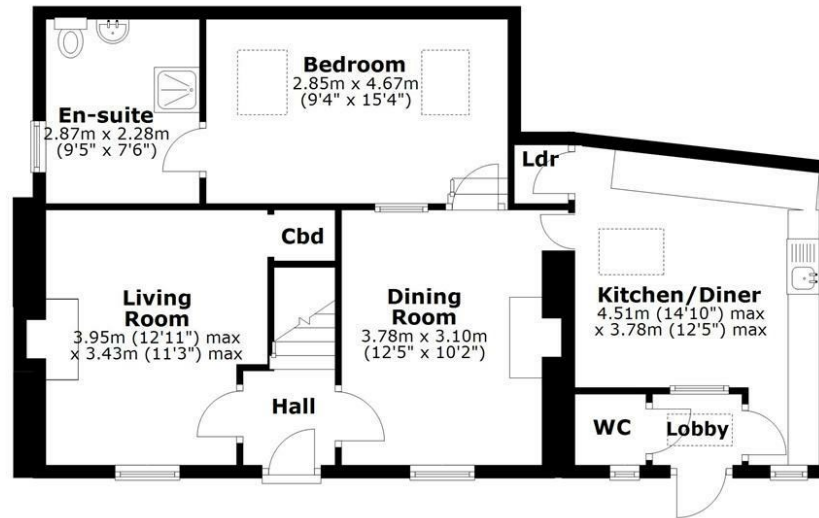
#### DATA PROTECTION

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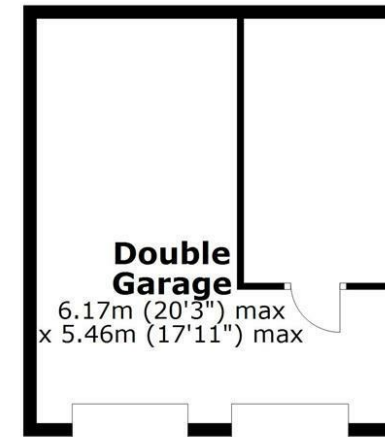
## Ground Floor

Approx. 70.2 sq. metres (755.1 sq. feet)



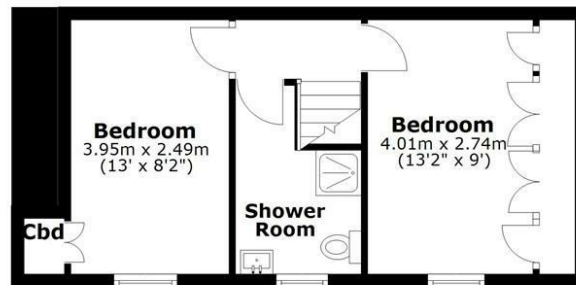
## Garage

Approx. 33.9 sq. metres (365.4 sq. feet)



## First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 136.5 sq. metres (1469.7 sq. feet)

**Coombe**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus <b>A</b>			<b>97</b>
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
49-54 <b>E</b>			
41-48 <b>F</b>			
35-39 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
49-54 <b>E</b>			
41-48 <b>F</b>			
35-39 <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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