



Lower Durian Farm,



Lower Durian Farm,

Stithians, Truro, Cornwall TR3 7DD

Stithians 1 mile Falmouth 6 miles Truro 9 miles

A well-presented detached quality Victorian country house with attractive gardens, garage, stables, outbuildings and adjoining paddocks – about 1.04 acres

- Delightfully Presented
- 3/4 Reception Rooms
- 4/5 Bedrooms, 1 En Suite & Bathroom
- Attractive Gardens
- Detached Double Garage
- Stables, Garden Shed & Chicken Run
- Pasture Paddocks - Total c. 1.04 Acres
- (More Land Available - c.3.79 Acres)
- Freehold
- Council Tax Band D

Guide Price £599,500

SITUATION

Lower Durian Farm is pleasantly situated in unspoilt rolling countryside about a mile to the south-east of Stithians village. The village offers a comprehensive range of facilities including village shop, post office, public house, primary school, doctors surgery and church. These are supplemented by the port of Falmouth about 6 miles to the south-east and the cathedral city of Truro about 9 miles to the northeast.

THE HOUSE AND GARDEN

The approach is via a stone splayed access with double vehicular gates opening to a stone chipped car parking for several vehicles adjacent to a detached Double Garage from which there is pedestrian access into a rear enclosed pleasant garden with Potting Shed and composite raised decked area.

The raised decked area merges into an open modern glazed Veranda from which full height glazed sliding doors open to a pleasant Vaulted Sitting Room with wood-burner set on slate hearth with stone backing, tiled wood effect floor, door to shallow Storage Cupboard. This is a fine room which enjoys an outlook via the Veranda to the garden with the paddocks beyond.

Off, is a useful Utility Room with stainless steel sink unit with timber worktops to splashback tiling, matching base and eye level cupboards, double storage cupboard, space for plumbing and door to a Separate WC.



The Kitchen with matching range of Shaker style units with wooden worktops to splashback tiling includes an LPG Rangemaster with electric hotplate and 5 gas rings with extractor over, ceramic single drainer sink unit with mixer tap, downlighters, underlighting, matching island unit and space and plumbing for dishwasher. The Kitchen opens to an Inner Living Room running the full width of the house with downlighters and stone fireplace with suspended timber mantle and slate hearth. Off is access to a front Garden Sitting Room with extensive fitted bookshelves, fitted cupboard, ceiling lantern affording much light and inset mat adjacent to part glazed front door to outside Storm Porch and wall and fence enclosed low maintenance front garden.

From the Inner Living Room, a part glazed door opens to an Inner Hall, with turning balustrade stairs off with under-stairs cupboard, and access through to double aspect 5th Bedroom/Study.

Off a half Landing is a Family Bathroom with corner bath, corner fully tiled shower, pedestal washbasin and wc – good rural views.

On the first floor is a central part balustrade Landing with doors to Linen Cupboard and four Double Bedrooms with window-seats and good outlooks to the front and rear. The largest bedroom benefits from an En Suite Shower Room with fully tiled shower, contemporary suspended washbasin and wc.

On the eastern side of the house is a wall enclosed gravelled area with raised bed and Greenhouse about 10'6 x 9'.

BUILDINGS

These include:

1. Detached timber framed Double Garage about with concrete floor, timber work-benches, power and electricity connected. Part glazed side personnel door and wide electric up and over door.
2. Timber and bitumen felt Garden Shed about 9'9 x 7'3.
3. Timber and wire mesh caged Chicken Run with outside fencing.
4. An excellent purpose built timber Stable Block on a concrete a block plinth with stable doors with kickers and outside overhang with concrete apron. Power and lighting connected.
5. Enclosed Log Store about 5' x 3'9.

THE LAND

The land is divided into three pasture fenced enclosures. In total, the property extends to about 1.04 acres.

MORE LAND AVAILABLE (ABOUT 3.79 ACRES)

Exclusively available to the purchaser of Lower Durian Farm are two further pasture fields with at the, western end, a small stream. The two adjoining fields extend to about 3.79 acres. Within the land is a timber and metal clad enclosed open fronted Field Shelter about 23' x 11' and timber and corrugated fibre cement Store Building about 10' x 9'9.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

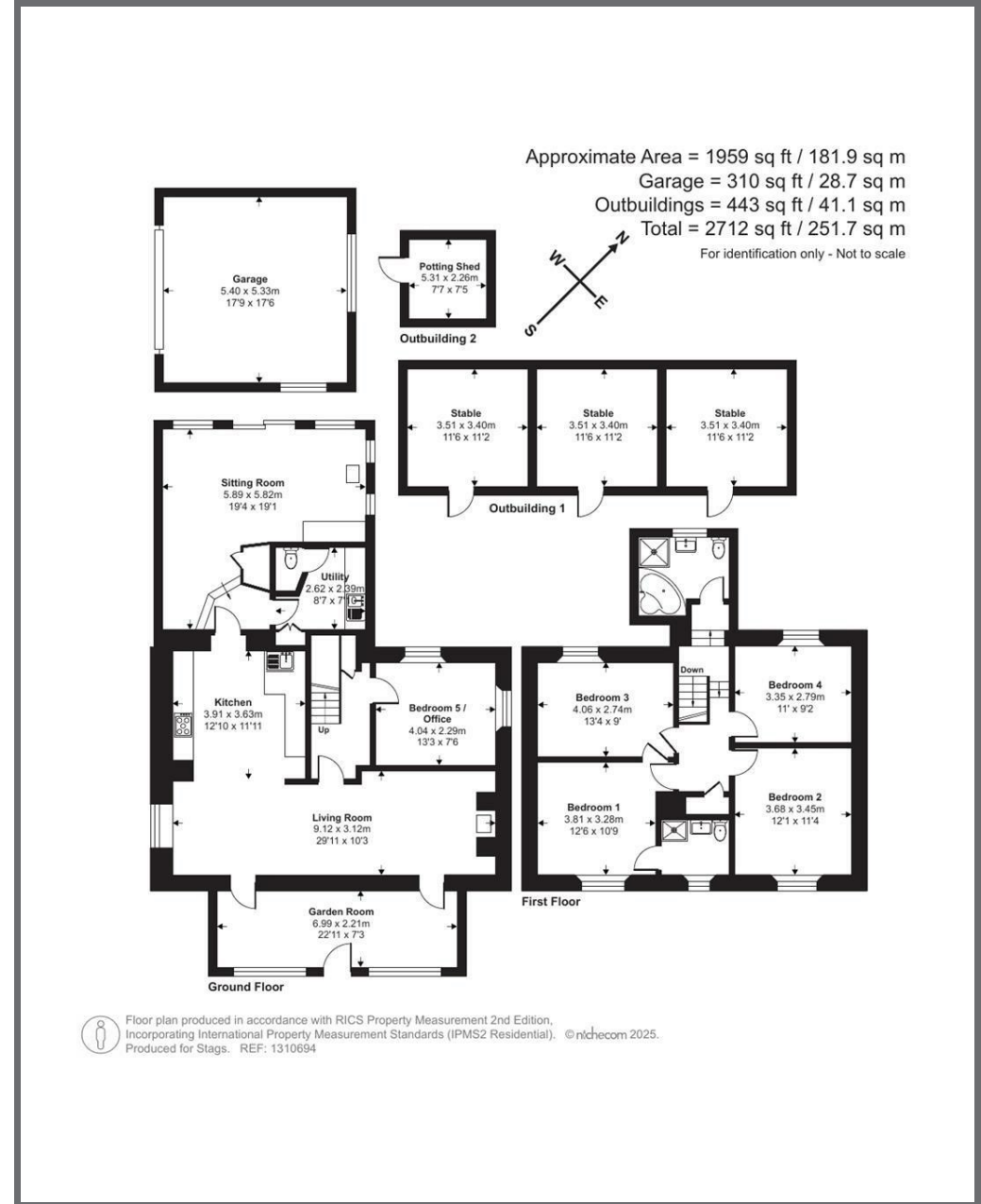
From Truro take the A39 towards Falmouth for about 7 miles until reaching Higher Treluswell Roundabout. Continue straight over and drive to the next roundabout at Higher Treliever and bear right onto the A394 towards Helston. Drive for a mile to the village of Longdowns. Pass the filling station on the left and after about a further 250 yards turn right (unsignposted) shortly before the 50mph speed limit sign. After about a third of a mile at the junction, follow the road to the left. Drive for about a mile and Lower Durian Farmhouse will be seen on the left-hand side.

SERVICES

Mains water and electricity connected. Private drainage system. Oil-fired central heating. Low pressure gas Rangemaster cooker. Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: EE 02, Three and Vodafone limited inside and EE, 02, Three and Vodafone likely outside (Ofcom). 7kW electric car charging point.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488