

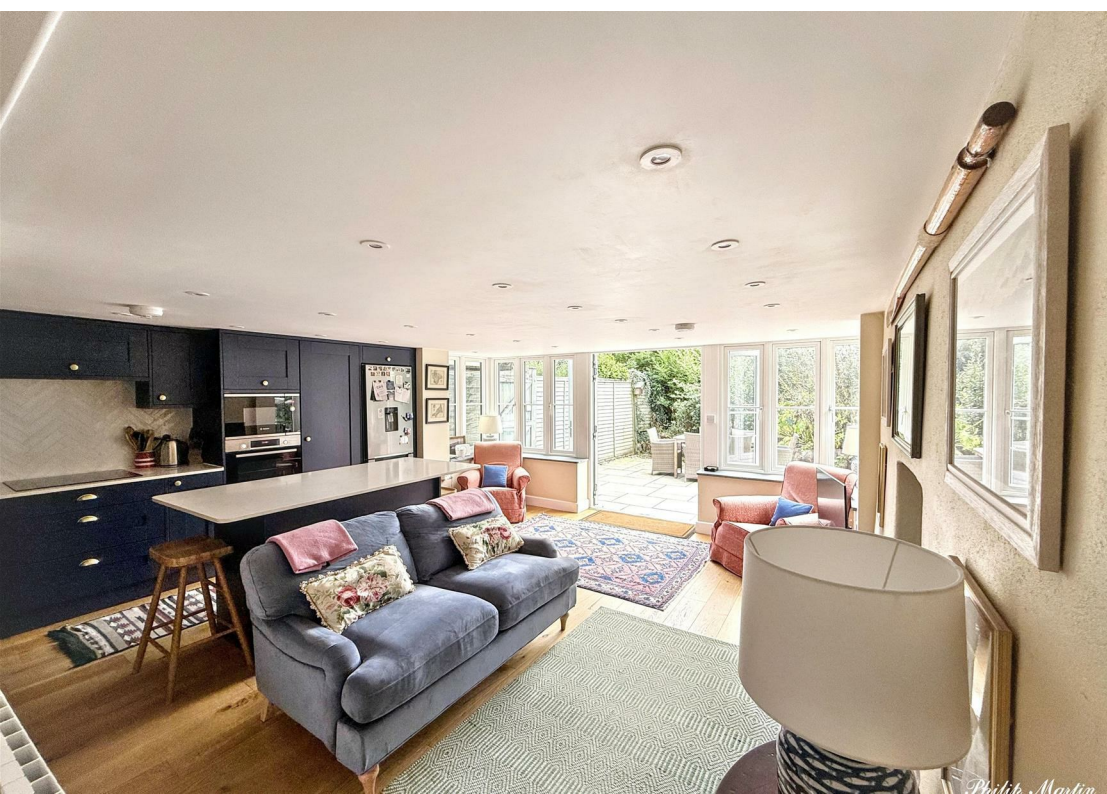
THE RETREAT
COOMBE

ST. AUSTELL
PL26 7LJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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THE RETREAT

COOMBE

PL26 7LJ

CHARACTERFUL SEMI-DETACHED COTTAGE SOLD WITH NO CHAIN

This two bedroom property is located within the popular hamlet of Coombe; situated between Truro and St Austell in a semi rural community. The cottage has been completely renovated in recent history to create a contemporary living space, and yet retains its charm throughout.

There is further planning in place to extend however the accommodation currently includes; entrance porch/utility room, kitchen/living room, two bedrooms and a bathroom. There is a gated driveway providing off road parking, leading up to the property whereby there is a south facing level lawn and a patio outdoor dining space.

Sold with no chain, viewing is highly recommended to appreciate the quality of this cottage.

EPC - D. Freehold. Council Tax - Currently exempt.

GUIDE PRICE £325,000

Philip Martin

PHILIP MARTIN

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- (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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

The Retreat is a wonderful two bedroom semi detached charming cottage situated in a quiet position within the sought after village of Coombe. The property has been sympathetically upgraded and modernised during the current ownership; after undergoing a full renovation throughout including re-wiring, re-plumbing, new water and heating systems and new roof as well as new kitchen and bathroom suites. In all, the accommodation includes; entrance porch/utility room and an open plan kitchen/living room to the ground floor with two bedrooms and a bathroom to the first floor. There is a driveway providing ample off road parking, with a landscaped garden laid to lawn, as well as a private patio area to enjoy the sunny aspect throughout the day. There is also planning permission which has been activated to extend the property to create an additional master en-suite bedroom on the first floor and a further living space to the ground floor with further details found via the council website using reference no - PA21/05626 or via the sole agents.

COOMBE

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

UTILITY ROOM

2.55m x 1.92m (8'4" x 6'3")

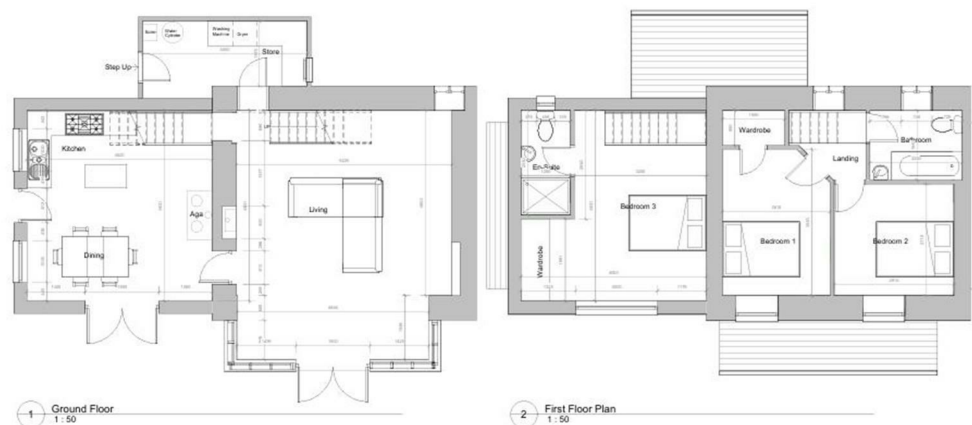
With a stable door entrance, leading into a very useful

porch/utility room that comprises fitted units with inset stainless steel sink and drainer and plumbing for washing machine. Electric towel rail. Opening into;

KITCHEN/LIVING ROOM

5.73m x 5.41m (18'9" x 17'8")

A wonderful, light, open plan kitchen/living room with windows and double doors opening out onto a patio area





which is south facing and therefore allows for plenty of natural light into the dwelling. The modern kitchen suite comprises a range of base and eye level units with worktops over and tiled splashbacks, as well as a feature central island with breakfast bar. There is an inset sink, electric hob with extractor fan over and integrated appliances including twin oven and dishwasher. Space for fridge/freezer. There is a useful understairs storage cupboard, and ample space for a dining table. The living room area also benefits from a wood burning stove.

FIRST FLOOR

LANDING

Providing access into;

BEDROOM

3.54m x 2.58m (11'7" x 8'5")

Window to side. Electric heater.

BEDROOM

2.80m x 2.69m (9'2" x 8'9")

Window to side. Electric heater.

BATHROOM

2.50m x 1.61m (8'2" x 5'3")

Comprising bath with shower over, vanity hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

OUTSIDE

Approached via a gated driveway entrance providing off road parking for numerous vehicles, the property occupies a generous, level plot with a private patio area to enjoy outdoor dining as well as a section of lawn.

SERVICES

Mains water, electric and drainage.



N.B

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

COUNCIL TAX

Currently exempt due to holiday letting.

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 Agricultural 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 The Retreat.

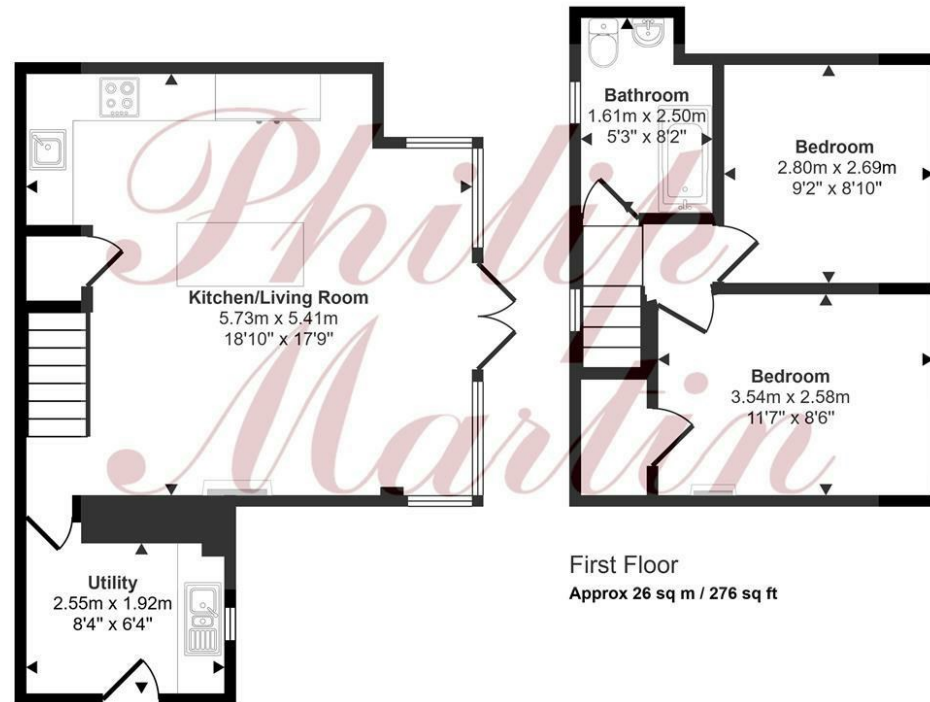
VIEWING

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

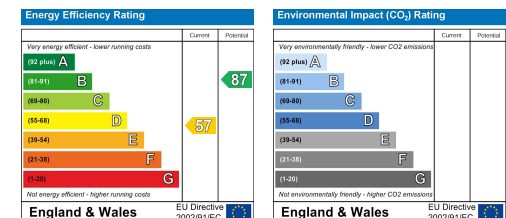
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Approx Gross Internal Area
62 sq m / 666 sq ft



Ground Floor
Approx 36 sq m / 390 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.



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