



MAY WHETTER & GROSE

**BRANNEL COTTAGE, COOMBE, PL26 7LG
OFFERS IN EXCESS OF £775,000**



**** CHAIN FREE, COMMITTED AND POSITIVE SELLERS ****

ENJOYING FAR REACHING COUNTRYSIDE VIEWS, SET WITHIN FORMAL GARDENS AND SURROUNDINGS BELIEVED TO BE APPROX 1.5 ACRES IS THIS EXCITING OPPORTUNITY TO PURCHASE A SUBSTANTIAL FAMILY RESIDENCE WITH A SEPARATE TWO BEDROOM BARN CONVERSION. BOTH PROPERTIES HAVE BEEN REFURBISHED THROUGHOUT AND OCCUPY A PEACEFUL SETTING AWAY FROM NEAR NEIGHBOURS . AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE HIGH LEVEL OF FINISH AND ITS LOCATION. SEE AGENT NOTES EPC - E



Location



The desirable hamlet of Coombe is situated between St Austell and Truro, offering a picturesque countryside surround and walks. The recently regenerated St Austell town centre offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive of St Austell. The town of Fowey is approximately 14 miles away and is well known for its restaurants and coastal walks.

Directions



Accommodation - Brannel Cottage

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Updated Upvc double glazed door to front elevation with matching sealed double glazed unit to left hand side allows external access into entrance hall.

Entrance Hall
8'10" x 7'0" (2.71 x 2.14)



Upvc double glazed window to front elevation. Door through to ground floor WC. Twin glass obscure glazed doors provide access through to inner hall. Parquet flooring. Vertical radiator.

W.C.
7'1" x 6'4" - maximum (2.16 x 1.95 - maximum)



Updated low level WC suite with, ceramic hand wash basin with recess taps set on cast concrete display shelves with tiled splash back. Mirror above the WC providing additional display recess. Continuation of parquet flooring. Modern heated towel rail.

Inner Hall
18'2" x 6'5" - maximum (5.56 x 1.98 - maximum)



Opening through to kitchen/diner. Opening through to ground floor double bedroom. Continuation of parquet flooring. Point for radiator should the need arise.

Ground Floor Bedroom Five
17'4" x 12'7" - maximum (5.30 x 3.86 - maximum)



A delightful twin aspect double bedroom with Upvc double glazed windows to front and side elevations. Door through to en-suite shower room. Additional door to in-built storage recess. Updated carpeted flooring. High level television aerial point.



En-Suite
8'1" x 4'0" (2.48 x 1.22)



An updated en-suite with low level flush WC. Circular ceramic hand wash basin with central mixer tap, set on cast concrete display shelf. Updated shower enclosure with wall mounted electric shower. Wall mounted mirror. Heated towel rail. Tiled flooring and walls.

Kitchen/Diner
23'11" x 16'8" - maximum (7.30 x 5.10 - maximum)



Two Upvc double glazed sealed units to front elevation providing a great deal of natural light. Large opening through to lounge/diner. Carpeted stairs to first floor with open storage recess below. Continuation of parquet flooring. Door through to utility and in turn integral garage. A fabulous updated kitchen with matching wall and base units in Anthracite and cappuccino matt finish. Space for American fridge/freezer. Fitted wine chiller. Twin Bosch ovens. Integral dishwasher. Fitted plinth vacuum cleaner. Stainless steel square kitchen sink with adjustable central mixer tap. Fitted four ring LP gas cooker. The sink and cooker are fitted on concrete work surfaces with matching splash back and side upstands. Continuation of parquet flooring. Two vertical radiators. The kitchen has a delightful central breakfast bar which offers additional storage options.



Lounge/Diner
23'11" x 20'0" - maximum (7.29 x 6.10 - maximum)



Another fabulous light and spacious room, with Upvc double glazed sliding patio doors to rear elevation with sealed glazed units to either side and additional sealed glazed unit to the left and right elevations. Continuation of parquet flooring. Two wall mounted modern vertical radiators. Telephone points. Double doors provide access through to sitting room and open recess leading back through to entrance hall. Space for a generous dining table. Bespoke cast concrete shelving to the left elevation.

Sitting Room
22'11" x 14'6" (6.99 x 4.42)



Upvc double glazed sliding patio doors to rear elevation with further full length sealed glazed units to either side providing a fantastic amount of natural light and taking into account the stunning surroundings overlooking the grounds. Continuation of parquet flooring. Focal multi fuel burner with externally ventilated chimney, set on cast concrete display shelving. To the right hand side is ample space for a television. Three modern vertical radiators.



Utility
13'3" x 10'9" - maximum (4.04 x 3.30 - maximum)
Door through to integral garage. Upvc double glazed door with upper and lower glazing provides external access to the rear of the property. Housing the Baxi LP Gas Combination Boiler which is located in this area complete with pressurised hot water tank to the left hand side. Continuation of parquet flooring in main entrance area, tiled flooring in boiler area. To the far side of the room slimline work surfaces provide access to washing machine and tumble dryer facilities with additional storage to either side and bespoke shelving above.

Integral Garage
9'10" x 20'4" - maximum (3.01 x 6.20 - maximum)
Up and over garage door. The garage benefits from the addition of light and power.

First Floor Landing
15'8" x 17'7" - maximum (4.80 x 5.37 - maximum)
A well lit landing with Upvc double glazed sealed unit to front elevation and Upvc double glazed reduced head height door to rear with full glazed panel which opens to provide access to an elevated fibreglass roof terrace which makes the most of the delightful surroundings. This blank canvas could be enhanced. Doors off to bedrooms and family bathroom. An additional door opens to provide access to additional storage void. Carpeted flooring. Radiator. Loft access hatch.

Bedroom Three
13'9" x 11'8" (4.20 x 3.56)



Upvc double glazed window to rear elevation offering far reaching views of the countryside in the distance. Twin doors open to provide access to a useful in-built storage void providing shelving and storage options. Updated carpeted flooring. Radiator. Television aerial point.



Bedroom Four
11'8" x 8'3" (3.56 x 2.53)



Upvc double glazed window to the front elevation enjoying a delightful outlook over open fields directly opposite. Updated carpeted flooring. Radiator. High level television aerial point. .

Family Bathroom
8'8" x 7'6" (2.65 x 2.30)



Upvc double glazed window to front elevation with delightful views over open countryside to the front of the property. Updated four piece bathroom suite comprising low level flush WC, fitted shower enclosure with glass shower doors with wall mounted shower, twin ceramic sinks both with central mixer taps set on cast concrete shelving. Tiled flooring and walls. Free standing oval bath with central mixer tap, adjustable and fitted shower attachment. Classic style radiator.

Bedroom Two
14'7" x 13'2" (4.46 x 4.03)



Another beautiful twin aspect bedroom with Upvc double glazed windows to front and side elevations providing a great deal of natural light and offering spectacular views over the surrounding area. Carpeted flooring. Radiator.

Bedroom One
27'1" x 14'6" (8.28 x 4.42)



A spectacular and spacious principal bedroom further enhances by the varnished and exposed ceiling beams. Upvc double glazed patio doors to the rear elevation and side full length glazed panels providing access to a beautiful balcony which is enclosed with rendered block wall to left and right elevations and open metal balustrade to the front providing breathtaking views over the surrounding ground and countryside. Door through to en-suite shower. Freestanding oval bath with central mixer tap set to the front corner of the room on parquet flooring. Updated carpet flooring to the remainder of the room. Three vertical radiators. High level doors provide access to an elevated loft storage area. Twin doors upon entering the room open to provide access to a useful in-built storage void. High level television aerial point.



En-Suite
8'0" x 5'8" - maximum (2.46 x 1.75 - maximum)
Upvc double glazed window to side elevation. Twin sinks with central mixer taps. Low level WC. Fitted shower enclosure with tiled walls to water sensitive areas, overhead shower and separate attachment. Heated towel rail. Parquet flooring.



The Barn



Located upon entering top of the drive and located on the left hand side of the main property is The Barn. Accessed from the rear and enjoying its own external space which includes a parking area, well enclosed and separate from the rest of the property. Sliding Upvc double glazed doors provide external access into Open Plan Kitchen/Lounge/Diner.

Open Plan Kitchen/Lounge/Diner

16'0" x 13'9" (4.90 x 4.20)



Sliding door through to ground floor bedroom. Carpeted stairs to mezzanine level. Updated kitchen area with slimline work surfaces. Two Upvc double glazed windows to front elevation. The kitchen area benefits from LP gas four ring hob with electric oven below. Integral fridge. Composite sink with matching draining board and tiled walls to water sensitive areas. Wood effect vinyl flooring. To the right hand side upon entering in the lounge area is a useful multi fuel burner set on the tiled floor with matching backing. To the left hand side of the fire is an additional kitchen unit which houses the Baxi central heating boiler. Vaulted ceilings with exposed ceiling beams and part exposed walls. High level enclosed fuse box.

Bedroom

13'6" x 9'2" (4.14 x 2.81)



Upvc double glazed window to rear with deep wooden sill with additional storage below. Upon entering this room to the left hand side is an open wardrobe recess with hanging and shelved storage options. Door opens through to en-suite shower. Vertical radiator. Exposed ceiling beams. Continuation of wood effect laminate flooring.

En-Suite
6'7" x 3'10" (2.03 x 1.18)



Upvc double glazed window to front with obscure glazing. Updated white three piece shower suite comprising low level flush WC, fitted shower enclosure with glass shower door and wall mounted shower with detachable shower nozzle. Ceramic hand wash basin with central mixer tap set on elevated wooden display offering additional storage options to either side. Tiled walls to water sensitive areas. Heated towel rail. Continuation of wood effect laminate flooring. Fitted extractor fan.

Mezzanine Level
13'8" x 9'8" - maximum with restricted head height (4.19 x 2.95 - maximum with restricted head height)



Accessed directly off of the main living area, stairs lead up to an elevated mezzanine bedroom. Upvc double glazed window to side elevation provides natural light. Exposed ceiling beams. Carpeted flooring.

Outside



Accessed from the road and on a quiet lane, provides access to the properties. Upon entering said lane on the left a separate drive provides access to 'The Barn'

The property has undergone significant updating over the last number of years completely modernised throughout.

The plot is believed to measure circa 1.5 acres and is split into a number of defined areas, extremely well enclosed.

The outdoor space offers an array of planting and shrubbery. The grounds are south facing and catch a fantastic amount of sun with minimal neighbours and minimal street noise and lighting.



Agents Note:
There is a covenant on the Deeds that states the fencing must be double fenced as there is a quarry on an adjoining property. Access lane is owned by a neighbouring property Brannel Cottage has right of access over this.
Broadband and Mobile Coverage - Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. <https://checker.ofcom.org.uk/en-gb/broadband-coverage/> / <https://www.ofcom.org.uk/mobile-coverage-checker>
Floor Area - The floor area measurement is taken from the EPC.
Services - None of the services, systems or appliances at the property have been tested by the Agents.
Viewing - Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Cardaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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