



Dernish House



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Pit Lane, Higher Fraddon, St. Columb, TR9 6LG

Fraddon 0.7 miles – Newquay 8.1 miles – Truro 13.9 miles

A substantial and individually designed detached residence offering spacious and versatile accommodation, together with ancillary accommodation, generous gardens and ample parking.

- No Onward Chain
- Generous Accommodation Throughout
- 4 Double Bedrooms (x2 En Suites)
- Enclosed Garden
- Freehold
- Spacious Detached House
- 1 Bedroom Ancillary Accommodation
- Solar Panels
- Ample Parking & Car Port
- Council Tax Band D

Guide Price £525,000

## SITUATION

The property is located on the edge of the village of Higher Fraddon. The villages of Fraddon, Indian Queens and St Columb Road are all close by offering a broad range of local facilities and amenities including supermarkets, post office, doctors' surgery, inns, petrol station and primary schooling. There is good access to the A30, as well as shopping at Kingsley Village.

## DESCRIPTION

This impressive family home, built in 2013, is arranged over two floors and has been thoughtfully designed to provide light-filled and adaptable living accommodation throughout. The property enjoys a spacious entrance hall/sun room with doors to both the hall and sitting room.

The principal reception room is particularly generous in size and benefits from a wood-burning stove together with double doors opening onto the rear decking with astro-turf and courtyard garden beyond. The kitchen/dining room forms the heart of the home, featuring an extensive range of fitted units, central island and ample space for family dining and informal entertaining. A useful utility area and ground floor shower room add further practicality, whilst an additional reception room/office offers flexibility as a fifth bedroom if required.



The ground floor benefits throughout from natural stone tiled flooring with underfloor heating.

On the first floor, a striking feature window allows for excellent natural light across the landing area. The accommodation includes four well-proportioned double bedrooms, two of which benefit from contemporary en suite shower rooms. The remaining bedrooms are served by a family bathroom.

A notable feature of the property is the studio ancillary space incorporating fitted units and shower room, ideal for dependent relatives, guest accommodation or home working purposes and doors to the outside.

### **OUTSIDE**

The property is approached via a generous driveway providing ample off-road parking for numerous vehicles. The gardens are principally laid to lawn with the addition of an allotment area with a potting shed, offering excellent potential for keen gardeners and those seeking a degree of self-sufficiency.

The garden also benefits from an open car port, two outbuildings and a timber summer house.

### **SERVICES**

Mains drainage and water. Electricity supplied by mains and solar panels. Oil fired central heating. Phone signal: available inside and outside (Ofcom). Broadband: Standard and Superfast available (Ofcom). Please note the agents has not inspected or tested these services.

### **AGENTS NOTE**

Please note that the adjoining land has sought pre-application advice for a development, further information can be obtained via Cornwall Council's planning portal, using reference: PA26/00389/PREAPP.

### **VIEWINGS**

Strictly by prior appointment with the vendor's appointed agents, Stags.

### **DIRECTIONS**

What3words.com: [///economies.tiny.nuzzling](https://www.what3words.com/#!/economies.tiny.nuzzling)



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.



**Approximate Gross Internal Area 2898 sq ft - 269 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1892 sq ft - 176 sq m  
First Floor Area 1006 sq ft - 93 sq m  
Outbuilding Area 394 sq ft - 37 sq m

**PINK PLAN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>		89	90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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