

STAGS

Hembal Lodge

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18 Hembal Road, Trewoon, St Austell, Cornwall, PL25 5TB

St Austell Centre 1.5 miles St Mewan Primary School .50 of a mile Truro 14 miles

A handsome character four-bedroom family residence with car parking, garage and large level garden

- Entrance Hall
- Spacious Double Aspect Living Room
- Bathroom
- Multiple Car Parking
- Freehold
- Kitchen & Breakfast Room
- Detached Garage & Adjoining Garden Shed/WC
- 4 Bedrooms - 1 Open En Suite
- Large Level Enclosed Garden
- Council Tax Band C

Guide Price £460,000

SITUATION

Hembal Lodge is situated towards the south-western edge of the village of Trewoon near St Austell with direct access to Hembal Lane which offers pleasant countryside walks away from the village. Trewoon affords a number of local facilities and amenities including a post office and general stores, garage, hairdressers, public house, fish and chips, village hall with events, children's playground, outdoor gym and sensory garden and so forth. A short distance away at the hamlet of St Mewan is a popular primary school.

These facilities are supplemented further by the town of St Austell about 1.5 miles to the north-east and Truro, being the cultural, commercial and retail centre of Cornwall, is about 14 miles to the south-west. From St Austell there is a station on the London Paddington line.

DESCRIPTION

Hembal Lodge presents a fine stone and slate period property which offers light and spacious accommodation with high ceilings towards the edge of this favoured village.

To the front of Hembal Lodge is a level expansive stone chipped car parking and turning area for several vehicles from which there is access through to a detached Garage/Workshop.

A heavy front door with iron hinges opens to an Entrance Hall with coat hooks and part opaque glazed arched front door leading through to the double aspect Kitchen and Breakfast Room with undermounted earthenware sink unit set within bespoke timber unit with timber worktops, multifuel eco-boiler set within tiled arched fireplace and serving domestic hot water and 8 radiators and a towel radiator, fan assisted oven and grill with four ceramic rings and extractor hood over in bespoke timber unit with wooden worktop.







Off the Kitchen is a spacious, well-proportioned and light Living Room with double aspect and fireplace with timber surround and mantle, patterned slip, raised slate hearth with timber fender and multi fuel burner, high ceilings with timbers and side part glazed door to an outside low walled level hardstanding seating area.

On the first floor, centred around a balustrade Landing are a Master Bedroom with an open En Suite including shower cubicle with electric shower, suspended washbasin and wc; Bathroom with ball and claw foot side filling bath, pedestal washbasin, wc and chrome wall mounted towel radiator; and three other good Bedrooms.

There is a roof space, currently accessed from Bedroom 3, which desired offers potential to create additional living space - subject to all necessary consents and approvals.

THE DETACHED GARAGE/WORKSHOP AND GARDEN/WC

With up and over metal door, power and lighting and adjoining at the southern end, with stable door access, a Garden Shed with power and lighting and internal wc.

THE GARDEN

The garden with Hembal Lodge lies mainly to the south of the residence and in the main presents a level lawn with hedge borders, flowerbeds, shrubs, island beds, a plethora of wild flowers and a bank on the eastern side. Indeed, the western bank boasts a show of Bluebells during the season.

VIEWING

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

DIRECTIONS

From the railway bridge in the centre of Trewoon, drive up the hill towards Newquay and after a short distance bear to the left into the layby. On the apex of the layby, turn left into Hembal Road. Drive along the road for about 100 yards and at the signpost bear to the left towards numbers 20 and 22, which share the access, and Hembal Lodge will be seen on the left-hand side.

WhatThreeWords:///Kitchen.pelt.behalf

SERVICES

Mains water, electricity and drainage connected. Solid fuel central heating system via eco-friendly multi fuel boiler serving eight radiators and one towel radiator, plus night storage heaters.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: 02, EE, Three and Vodaphone variable indoors, and 02, EE, Three and Vodaphone good outdoors (Ofcom).

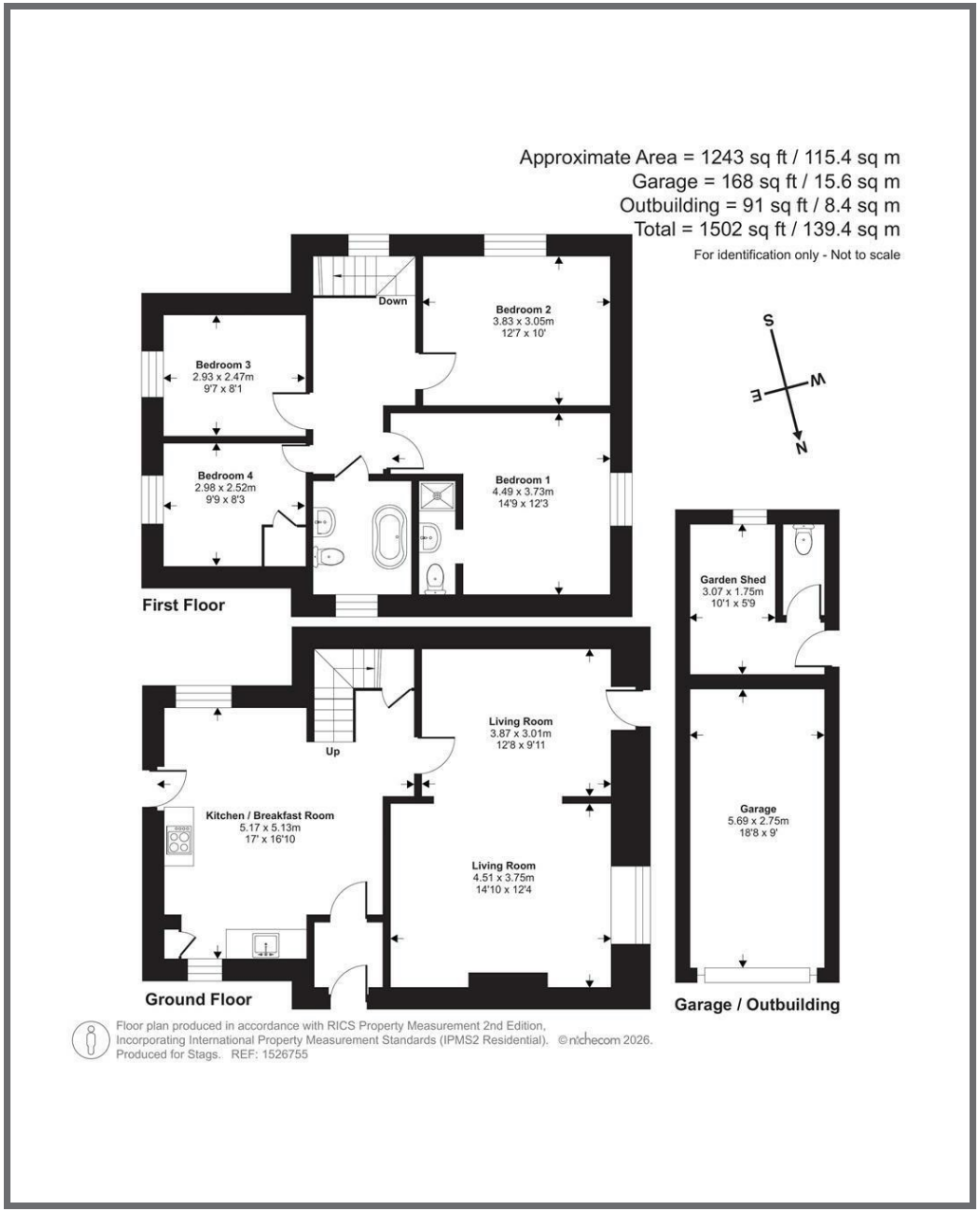




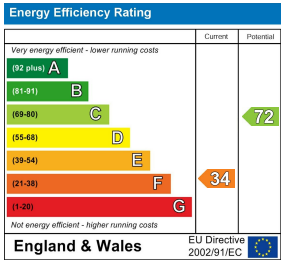


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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