



MAY WHETTER & GROSE

TREDENHAM FARM, 85 ROSE HILL, PAR, PL24 2LQ
GUIDE PRICE £250,000



ENJOYING COMMANDING COUNTRYSIDE VIEWS WITH A BACKDROP OF OPEN FIELDS BEHIND. OFFERED WITH NO ONWARD CHAIN IS TREDENHAM FARMHOUSE AVAILABLE FOR THE FIRST TIME IN APPROXIMATELY 60 YEARS. LOCATED IN A TUCKED AWAY POSITION A SHORT DISTANCE FROM LOCAL AMENITIES, WOODLANDS OF LUXULYAN AND PRIDEAUX AND PAR BEACH AND THE COASTLINE WITHIN EASY REACH. REQUIRING FULL RENOVATION THROUGHTOUT, THE PROPERTY OFFERS GREAT SCOPE AND POTENTIAL AND ALSO BENEFITS FROM AMPLE PARKING AND FURTHER OUTBUILDINGS TOGETHER WITH FORMAL GARDEN. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SCOPE, POTENTIAL AND POSITION. EPC - E
SEE IMPORTANT AGENTS NOTES



Location

St Blazey is, a short distance from Par which is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. St Austell town centre is approximately 4 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

Directions



From St Austell head out onto the A390, head down Rose Hill at St Blazey and three quarters of the way down on the left hand side a lane turning takes you up to the property.

Accommodation



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



To the front ample parking for approximately four vehicles with further parking to the rear. Upvc obscure double glazed door with light panel above opens through into entrance porch with stained glass and part obscure glazed panelled door into inner hallway.

Inner Hallway



Staircase turning to the first floor landing with understairs storage with radiator to the side. Steps up into the kitchen/dining area and two doors into reception rooms on this floor.

Lounge

6'11" x 14'10" (2.11 x 4.53)



Large double glazed window to the front and ornate fireplace surround with tiled raised hearth.

Reception Room

6'11" x 9'1" (2.12 x 2.77)



Double glazed window to front with radiator beneath. Period wall mounted inset fire. This room could work as an office/study/workstation.

Steps with handrail lead to the kitchen/diner

Kitchen/Diner

14'5" x 12'2" (4.41 x 3.71)



Large double glazed window to the rear enjoying an outlook over the formal gardens and backdrop of open fields behind. Laminated roll top work surface incorporating stainless steel sink and drainer. Under unit space and plumbing for white good appliances. Opposite, a bank of period in-built storage and display cabinets.



Utility/Preparation Area

4'10" x 9'6" (1.48 x 2.92)



Comprising one and half bowl stainless steel sink and drainer with cold tap set into a laminated roll top work surface. Four ring hob with oven below and further low level storage cabinets. Single glazed window to side and part stable door. Power and light.

From the entrance hallway, staircase leads to the half landing which gives access to four panel door into shower room.

Shower Room

8'7" x 5'1" - max (2.62 x 1.57 - max)



Comprising sliding door into one and half size shower cubicle with white gloss tile surround and decorative insert. Basin with vanity storage unit below. Low level WC with hidden cistern with radiator to the side. Door into airing cupboard. High level ceiling window.

Staircase turns up onto the upper landing area. Wall mounted radiator. Doors to two further double bedrooms.

Bedroom

11'11" x 9'3" - max (3.65 x 2.82 - max)



Deep recesses to both sides of the chimney breast. Large double glazed window to front enjoying the far reaching views. Wall mounted radiator.

Bedroom

10'5" x 15'2" - max (3.20 x 4.64 - max)



Wall mounted radiator. Large double glazed window to the front with far reaching views



Stairs and handrails to two further bedrooms.

Bedroom

7'2" x 9'1" (2.20 x 2.77)



Wall mounted radiator. Large double glazed window enjoying an outlook over the formal gardens and countryside behind.

Bedroom

12'1" narrowing to 7'4" x 14'9" - max (3.69 narrowing to 2.26 x 4.51 - max)



Wall mounted radiator. Large double glazed window to the side enjoying views over the formal garden area and open fields beyond.



Outside



From the road a driveway leads up to the front the

garden has been opened and also has tarmac parking for approximately four vehicles. Lean to outbuilding with part glazed door, ideal for additional dry storage. Up behind, widens to a further large parking area where you will also find access to the outbuildings.

Outbuilding One

19'5" x 14'2" - max (5.92 x 4.33 - max)



Low level door into vaulted roof building. Glazed windows. Lean to backs onto the kitchen and has the possibility of knocking through to create a wonderful living space.



Beyond as the hard standing area widens there is a further large door opening through into first floor barn.

First Floor Barn

16'2" x 64'3" (4.93 x 19.59)



Although requires full updating throughout offers ideal storage or further possibilities of converting - subject to the relevant consents and also has a flying freehold with the neighbouring property. Four single glazed windows to the front, exposed open beams.





the lower parking area there is an opening into fields, with disused outbuilding - this does not form part of the property but allows access to this field to the side and other the behind the property which are being retained by the family.

Majority Double Glazing.

Oil Fired Central Heating.

Probate has been Granted.

Due to condition, age and flying freehold if funding is required please check with your lender prior to viewing.

There is no loft access.



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		
		73
	40	
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		

To the far end of the boundary there is a further former piggery, steps lead up onto an area of open well kept lawn with a backdrop of the open fields, woodland and countryside behind.

Council Tax Band - C

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

Important Agents Notes

The majority of the attached Barn forms a Flying Freehold with the adjoining neighbour.

From the access lane to the property just opposite



1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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