







Prideaux Road

St Blazey, Par, Cornwall, PL24 2SR

St Austell 4 miles Lostwithiel 5 miles Fowey 5 miles A30(T) 6 miles

A delightfully presented country residence of some 4,425 sq ft with extensive grounds, outdoor pool, stable block and paddocks – total about 10.62 acres

- Reception Hall, 2 Reception Rooms & Conservatory
- Kitchen, Dining & Living Room
- 4 Other Double Bedrooms - each with En Suite
- Outdoor Heated Swimming Pool
- Pasture Fields and Country Views
- Master Bedroom with Steam Room and En Suite
- Utility & Ancillary Rooms
- Mature Grounds with Deciduous Trees
- Stabel Block & Yard
- Freehold. Council Tax Band G

Guide Price £1,500,000

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

The house stands in an elevated valley position with some fine views and is situated just outside St Austell and St Blazey, in a sought after rural area near Prideaux Woods and the renowned Luxulyan Valley. The nearest everyday facilities are at St Blazey and these are supplemented further by the town of St Austell about 4 miles. There is a railway station on the London Paddington line at Par about 2 miles.

Attractions of the area include the Eden Project, Charlestown with its historic harbour and plethora of shops, cafes and restaurants, Lostwithiel, Fowey and Lanhydrock.

DESCRIPTION

The house is approached over its own private lane and presents a fine quality country residence of some 4,425 sq ft, which has been the subject of an upgrading and improvement programme over the last few years and today presents delightful accommodation with some particularly spacious and attractive rooms. It stands within its own mature grounds which include a large outdoor heated swimming pool and extensive stable block, which could be used for a variety of purposes, and a total of about 10.62 acres.

THE HOUSE

The entrance is via a wide pillared porch which opens to an inviting spacious Reception Hall with impressive open and suspended turreted staircase with balustrade. Off is a particularly spacious Drawing Room, being about 31'1 x 25'9, and which is a double aspect room with wood-burner set in wide marbled fireplace with timber mantle and long recessed shelving to either side, deep ceiling coving and double quarter pane doors to Conservatory.

From the Reception Hall is an Inner Hallway to a useful Study with return door to the Drawing Room.

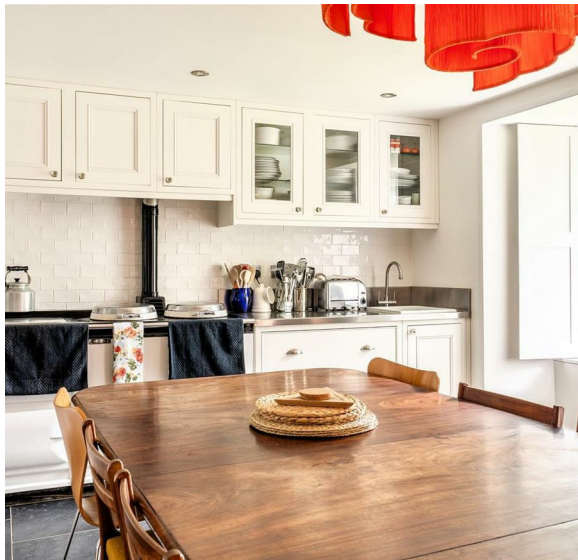
There is a spacious largely Open-plan Kitchen, Dining and Living Room which enjoys a fine outlook to the outside gardens. The Kitchen includes a matching range of white base and eye level units with stainless steel worktops to upstands, an oil-fired four-oven Aga with two hotplates and side warming plate, ceramic single drainer sink unit with vegetable bowl and flexible mixer tap, space, two dishwasher drawers, integrated dishwasher, inset convection oven, warming drawer, inset microwave. The Living includes a deep stone fireplace with old corner bread oven and inset Woodburner.

Also on the ground floor is a useful Utility Room with plumbing for washing machines, deep ceramic double sink unit with flexible mixer tap and tiled floor, glazed door to outside and concertina shower doors to raised dog shower with tiled splashback, storage cupboard and Cloakroom with separate wc and wide pedestal washbasin with marble top.

On the first floor is a large balustrade Landing with doors off to a particularly spacious Master Bedroom of some 23'7 x 18'10 (maximum) and which benefits from its own Steam Room with glass door and mosaic tiled walls with seating benches and fine En Suite Wet Room with contemporary side filling freestanding bath, period reclaimed pedestal sideboard with inset sink unit, shower with rainshower and handheld shower and recessed shelf, heated towel radiator and separate wc.

There are a further four good Double Bedrooms each of which benefit from their own well-presented En Suites, three being En Suite Bathrooms all with freestanding contemporary baths, wcs, vanity washbasins and mirror fronted bathroom cabinets, and one En Suite Shower Room.





THE GROUNDS

Immediately to the south of the house is a Cornish hedge and timber fenced enclosed Lawn Garden with shrub borders with gate and steps which lead down to an expansive Recreational Lawn Garden with attractive deciduous mature tree standards. There are further garden areas to the west and east with the eastern gardens leading through to the outdoor pool.

THE OUTDOOR SWIMMING POOL

Originally landscaped into the hillside with extensive paving surround and walled borders to take advantage of attractive landscape views. The pool is about 40 x 20ft with semi-circular Roman entry steps – the depth varies from about 1.2 to 2.7 metres.

Block building for a Changing Room and an air source heat Pump Room.

THE STABLE BLOCK

Block and corrugated fibre cement V shape extensive Stable Block, of some 1,164 sq ft, with overhang, concrete loafing area, power and water (currently unconnected) and with good sized outside hardcore yard area and including doors to Tack Room, Hay Store; an irregular shaped Store Room; and three internal block stables.

THE LAND

The land is divided into a number of paddocks which lie to the south-west, north and north-east of the house and its gardens. From the upper fields there are some superb views of the area and out to Carlyon Bay in the distance.

There is a public footpath which crosses the property and runs adjacent to the northern boundary of the land – the footpath is fenced out. There is also a private agricultural right of way across the bottom of the southern field which provides access to a neighbouring field and woodland.

VIEWING

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

SERVICES

Mains water and electricity connected. Private drainage. Oil-fired heating - boiler and furnace via air vents and first floor radiators.

Broadband: Standard available (Ofcom). Mobile telephone: EE, 02 and Three good outdoor, and Vodafone variable outdoor (Ofcom).

DIRECTIONS

On the A390 travelling from Lostwithiel towards St Austell, drive down the three-lane Penpillick Hill, pass over the level crossing and opposite the filling station, turn right into Prideaux Road. Drive for about 600 yards, ignore the turning to Luxulyan Valley and after about 200 yards, turn right up into the tarmac driveway which leads up to the house.

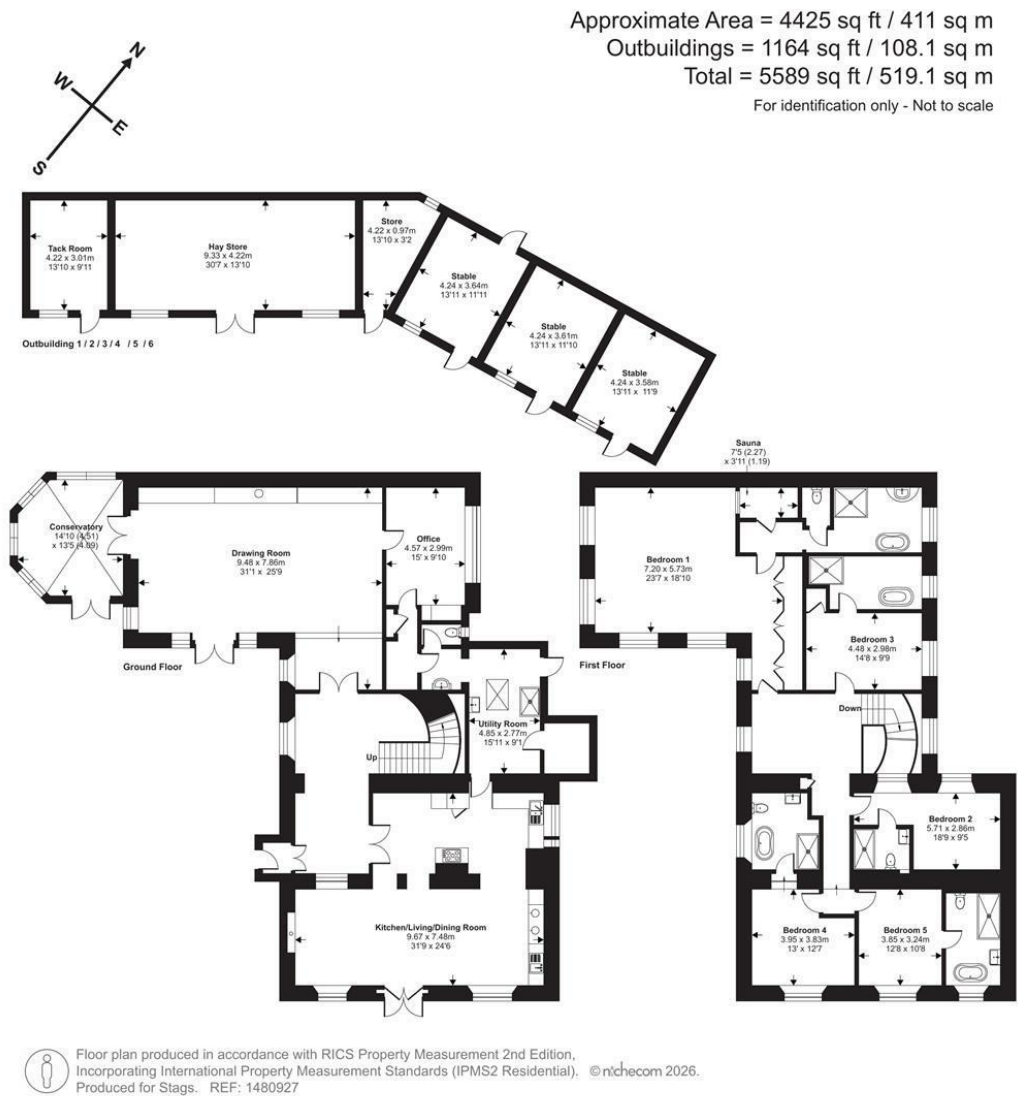
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DRONE PHOTOGRAPH

The highlighted boundaries on the drone image are for illustration and identification purposes only.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



