



Meadow Farm, Hallelw



# Meadow Farm, Hallow

Bugle, St. Austell, Cornwall PL26 8QH

Bugle Centre ¾ mile Innis Downs Roundabout A30(T) 3 miles St Austell 4 miles

A wonderful tucked away small-holding with light and airy house, beautiful grounds, numerous buildings including stabling, a school, wooded areas and level land

- Private Tree-Lined Drive
- Attractive Grounds
- Sand School
- Plethora of Old Buildings
- Freehold
- Fine 4 Bedroom House
- Stabling, Workshops, Barn/Garaging, Stores etc
- Several Fields of Level Land & Wooded Areas
- Total about 11.64 Acres
- Council Tax Band D

Guide Price £750,000

## SITUATION

Hallow is a tucked away hamlet between St Austell and the A30(T) which is approached over a no-through lane - classified as a restricted by-way.

The nearest village is Bugle offers a comprehensive range of everyday local facilities and amenities which are supplemented further by the town of St Austell about 4 miles to the south. At both St Austell and Bodmin Parkway, about 9 miles, there are stations on the London Paddington line.

## SUMMARY DESCRIPTION

The approach to Meadow Farm is over a pleasant and attractive private driveway running through a deciduous Copse which opens to stone chipped car parking and areas adjacent to the House and Car Port Building.

The sale presents an opportunity to purchase a smallholding and/or equestrian holding on the edge of the less well known tucked away, yet accessible, hamlet of Hallow which is only approached over a no-through lane. The holding is delightfully presented and offers a fine light and airy well-presented detached four-bedroom house with period origins; beautifully tended and looked after gardens and grounds with carp pond; a wide array of useful sheds, stores, workshops, stables, polytunnel and buildings; a superb sand school; an area of woodland with plethora of old dilapidated stone buildings; and a number of level pasture fields.

## THE HOUSE

On the ground floor is an Enclosed Entrance Porch/Utility Room off which is an Inner Hall with access to all downstairs rooms. These include a 28 ft long Sitting and Dining Room with granite fireplace with old clove oven and inset woodburner; a Cloakroom; a fine Kitchen and spacious front Living Room with triple aspect, downlighters, double-glazed doors with full height sidelights to outside and contemporary style freestanding wood-burner on tiled hearth.



The Kitchen is a light room with double aspect and picture window enjoying outlook. It offers a matching range of base and eye level Shaker style units with rolled worktop surfaces to splashback tiling, stainless steel single drainer sink unit, space and plumbing for washing machine, an integrated Neff fan assisted oven and grill and four induction rings with extractor hood over, an integral dishwasher and recessed space for freestanding American style refrigerator freezer.

On the first floor are three good Double Bedrooms, each with double aspects; a good-sized Single Bedroom and a well-presented Bathroom with P-shaped bath with electric shower and screen over, contemporary vanity washbasin, wc and chrome heated towel radiator.

### THE GARDENS AND GROUNDS

To the front of the Living Room is a paved and stone chipped seating area with walled borders and up to the front and side gardens. These landscaped and well managed extensive gardens offer open areas of lawn with well stocked flower and shrub beds, a large Carp Pond with circulated clean water, a Polytunnel about 35' x 16' (base level), mature trees and a Summerhouse with part covered veranda, power and lighting, side windows, rear room with base level cupboards with worktops and sink unit and a separate shower and wc.

### THE ARRAY OF BUILDINGS

#### Store Buildings

Adjoining at the rear of the house is an open Covered Area with oil tank and an adjacent Store with two internal storage rooms and a further adjoining Store with lighting.

#### Barn/Garaging

A 2-bay part enclosed with double vehicular doors and part open timber framed Barn/Garaging with lighting and high eaves.

#### Stable Block and Sand School

A fine block and onduline roof Stable Block of three Stables; Tack/Feed Store and open fronted Hay Store with overhang, power and lighting and outside post and rail enclosed concreted yard with direct gated access to an adjacent post and rail Sand School about 45 x 19 metres (maximum) with curved corners and gate to adjoining paddock.

#### Workshop

A timber workshop with Perspex skylights, power and lighting. Outside concrete apron.

#### The Old Buildings and Wooded Area

Situated in the southern area of Meadow Farm is a swathe of deciduous woodland, on the site of a range of former china clay buildings which are now dilapidated and in a complete state of disrepair. The wooded area provides a good supply of firewood and a haven for wildlife.

### THE FIELDS

The pasture land with Meadow Farm is divided into a number of attractive level enclosures. There is some Japanese Knotweed in towards the edge of a field and the edge of the old buildings. In total, Meadow Farm extends to about 11.64 acres.

### VIEWING

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

### DIRECTIONS

Travelling on the A30(T) exit at the Innis Downs roundabout and take the A391 towards St Austell and Bugle. Drive to Bugle. Drive up over and railway bridge and take the next turning to the left into Station Road. At the end of the straight, bear sharply to the left and drive under the bridge. Follow the road through to Hallow and through a series of bends, pass Manor Parsley and the entrance to Meadow Farm will be seen on the left-hand side after about another 25 yards.

### SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating, 21 field mounted photovoltaic panels. Broadband: Standard and Superfast available (Ofcom). Mobile telephone: EE and Three variable indoors; O2, Three, EE and Vodafone good outside (Ofcom).

### KOI CARP

There are 3 Koi Carp in the pond which will be included in the sale.



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 Area = 1735 sq ft / 161.2 sq m  
 Outbuildings = 2260 sq ft / 209.9 sq m  
 Total = 3995 sq ft / 371.1 sq m  
 For identification only - Not to scale

Ground Floor

First Floor

Barn / Garaging

Workshop: 7.95 x 4.19m / 26'1 x 13'9"

Stores: 4.57 x 3.61m / 15' x 11'10"

Stable Block: 4.14 x 3.91m / 13'7 x 12'10", 4.14 x 2.74m / 13'7 x 9', 4.22 x 2.77m / 13'10 x 9'1", 6.20 x 4.14m / 20'4 x 13'7"

Living Room: 6.73 x 2.92m / 22'1 x 9'7"

Kitchen: 4.95 x 3.33m / 16'3 x 10'11"

Sitting / Dining Room: 8.56 x 3.23m / 28'1 x 10'7"

Bedroom 1: 4.83 x 2.87m / 15'10 x 9'5"

Bedroom 2: 3.69 x 2.90m / 12'1 x 9'6"

Bedroom 3: 3.99 x 3.15m / 13'1 x 10'4"

Bedroom 4: 2.95 x 2.11m / 9'8 x 6'11"

Utility: 4.22 x 1.05m / 13'10 x 3'5"

Feed Room: 1.98 x 1.83m / 6'6 x 6'

Stable: 4.14 x 3.91m / 13'7 x 12'10"

Stable: 4.14 x 2.74m / 13'7 x 9'

Stable: 4.22 x 2.77m / 13'10 x 9'1"

Hay Store: 6.20 x 4.14m / 20'4 x 13'7"

Barn / Garaging: 10.55 x 4.90m / 34'7 x 16'1"

Ground Floor: Living Room (6.73 x 2.92m / 22'1 x 9'7"), Kitchen (4.95 x 3.33m / 16'3 x 10'11"), Utility, Porch, Sitting / Dining Room (8.56 x 3.23m / 28'1 x 10'7")

First Floor: Bedroom 3 (3.99 x 3.15m / 13'1 x 10'4"), Bedroom 1 (4.83 x 2.87m / 15'10 x 9'5"), Bedroom 4 (2.95 x 2.11m / 9'8 x 6'11"), Bedroom 2 (3.69 x 2.90m / 12'1 x 9'6"), Landing

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Ground Floor

First Floor

Barn / Garaging

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	71	
(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		