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Trenance Road, St Austell

Asking Price £750,000

- Large family home with annexe and holiday letting potential
- 6 bedrooms and 3 reception rooms
- Approximately 6 acres of land and gardens
- 49' 1 x 13'8 garage / workshop with new roof
- 1 up 1 down stone barn
- EPC Grade E44

VIEWING:

Strictly through the vendors agents, Millerson
5/6 Market Street, St Austell, PL25 4BB
Tel: **01726 72289**
Web: **www.millerson.com**
and **www.rightmove.co.uk**
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St Austell, Cornwall.
Price £750,000 Freehold

EXTENSIVE FAMILY HOME WITH AROUND 6 ACRES, POTENTIAL ANNEXE AND MUCH MORE.....

Set in a beautifully tranquil location with large family gardens to accompany the extensive grounds is this versatile former farmhouse, perfect for a family or those wishing for a family home and bring in an extra income.

THE PROPERTY ITSELF.....

This versatile property offers the chance to be used as a large family home comprising of 6 bedrooms and 3 reception rooms. As a large family home with one bedroom annexe or as a spacious home that could house two families.

The approach to the property is via a wooded lane with driveway off. When entering the house you will begin in the hallway that has stairs leading to the first floor and doors to two sides of the property. To the left you will enter the living room with another door leading in to the potential annexe. This area consists of a living room, bedroom, shower room and utility room / kitchen.

When heading to the right of the property from the hallway. You will enter the sitting room, from here you will be leading into the dining room, conservatory, kitchen and rear utility with cloakroom. Also from the sitting room you will find a downstairs bedroom / office.

To the first floor you will find four good sized bedrooms and the family bathroom. The master bedroom also enjoys the benefit of an En-Suite bathroom.

When exploring the outside you will find how the grounds are split

nicely to give a multitude of uses. There is the large field to the rear that measures approximately 5.5 acres. Pleasant family gardens and seating area around the pond, where you can sit and enjoy the tranquillity of the location. Large allotment style gardens with cages for those wishing to cultivate soft fruit trees and plants.

There is also a second large lawned garden, again making this perfect for a family or two families with their own areas. Here you will find the large polytunnel.

To the side of the house is the large 49ft long garage / workshop and one up one down stone cottage style outbuilding. Both of which lend themselves to conversion for a holiday unit (subject to obtaining the relevant permissions).

Further benefits to the property include a beautiful and large multi-fuel burner in the living room that provides heating through the radiators that are in the majority of rooms. There is double glazing throughout and the water supply is provided from the adjoining farm free of charge. This along with the private drainage helps keep costs to a minimum.

YOUR NEIGHBOURHOOD.....

Set in a tucked away rural setting, surrounded by beautiful fields and rural views yet within around a mile from St Austell Town.

The town provides a good array

of shops, cafe's, restaurants and public houses as well as a multi-screen cinema, choice of schools, main line train station and bus station.

For those wishing to swap the rural setting for the coast you have a choice of Carlyon Bay, Porthpean and the world famous harbour side port of Charlestown within a short distance of Trenance.

ACCOMMODATION (All dimensions are approximate)

ENTRANCE HALL

LIVING ROOM

6.65m (21'10") x 5.16m (16'11")
narrowing to 4.22m (13'10")

SITTING ROOM

4.11m x 4.1m (13'6" x 13'5")

DOWNSTAIRS BEDROOM / STUDY

4.01m x 2.26m (13'2" x 7'5")

DINING ROOM

4.22m x 4.22m (13'10" x 13'10")

SUNROOM

4.04m x 3.12m (13'3" x 10'3")

KITCHEN

4.3m x 3.12m (14'1" x 10'3")

UTILITY ROOM

2.1m (6'11") x 1.96m (6'5") x 2.1m (6'11") x 0.91m (3')

WC

ANNEXE:-

BEDROOM

5.5m x 3.23m (18'1" x 10'7")

LIVING ROOM

4.5m x 3.05m (14'9" x 10')

KITCHEN / UTILITY

6.1m x 1.52m (20' x 5')

SHOWER ROOM

INNER HALLWAY

LANDING:-

6.68m x 0.81m (21'11" x 2'8")

MASTER BEDROOM

4.22m x 4.11m (13'10" x 13'6")

EN-SUITE BATHROOM

2.64m x 2.4m (8'8" x 7'10")

FAMILY BATHROOM

2.84m x 2.64m (9'4" x 8'8")

BEDROOM FOUR

4.2m x 2.6m (13'9" x 8'6")

BEDROOM THREE

4.11m (13'6") x 3.1m (10'2") Plus
recess

BEDROOM TWO

4.3m x 4.24m (14'1" x 13'11")

OUTSIDE:-

GARAGE

14.96m x 4.17m (49'1" x 13'8")

BARN

LOWER FLOOR

5.64m x 4.32m (18'6" x 14'2")

UPPER FLOOR

5.7m x 4.34m (18'8" x 14'3")

GARDENS

LAND

WHERE TO FIND YOUR NEW HOME.....

Leaving St Austell on East Hill, turn right at the round-a-bout with South Street and Trinity Street and at the T-Junction turn right into Bodmin Road. Take the first turning on your left into Trenance Road and stay on this road passing under the viaduct and when coming to the small triangle in the road turn right and the property can be found in front of you to the left as you process forward.

SERVICES

Mains electric. Private drainage and water. Solid fuel central heating system.

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REF: SAL170003

Energy Efficiency Report

