

STAGS

Menear Farmhouse,

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Menear Road, St Austell, Cornwall PL25 3TD

St Austell Centre 1.5 miles Carlyon Bay 3 miles A30(T) 7 miles

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Well situated just outside St Austell, a period farmhouse warranting updating with panoramic views of the coast and sea, useful block building/garage, garden and pasture field – total about 3.75 acres

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- Wonderful Country, Coastal & Sea Views
- Kitchen & Dining Room
- Utility/Shower Room
- Garden
- Adjoining Field
- Hallway & 3 Reception Rooms
- Boot Room
- 4 Bedrooms & Bathroom
- Outbuildings & Yard
- Freehold & Council Tax Band D

Guide Price £595,000

SITUATION

Menear Farmhouse is situated in a rural and elevated position just outside St Austell which takes full advantage of superb views of Carlyon Bay from Cribben Head across to Black Head.

The centre of St Austell is about 1.5 miles to the south-west. Communication links in the area are good with there being a junction to the A30(T) at Innis Downs Roundabout about 7 miles to the north, and at St Austell there is a railway station on the London Paddington line.

DESCRIPTION

The approach to Menear Farmhouse is over a private shared lane which leads to extensive car parking and turning areas in a yard to the north of the house.

The period house stands in an elevated south-east facing position with tremendous views to the south to Carlyon Bay. It presents character accommodation arranged over two storeys which warrants updating and improvement.

On the ground floor is an enclosed Entrance Porch to a Hall with slate flagstone floor, turning balustrade stairs to the first floor with understairs cupboard and doors to a pair of similar sized front Reception Rooms each enjoying the outstanding views and with wood-burners set within fireplaces.







Also off the Hall is an Old Dairy with slate flagstone floor, which is perhaps ideal as an office or playroom, and there is a well-proportioned Kitchen with high ceiling and a range of base and eye level units, double drainer stainless steel sink unit and an inset solid fuel Rayburn serving domestic hot water.

Off the Kitchen is a side Boot Room with wall bench and stable style door to outside and a door to a Utility/Shower Room with walk-in electric shower with screen, wc, pedestal washbasin, plumbing for washing machine and vent.

On the first floor, centred around a Landing with dado panelling are four Bedrooms – the two front Main Bedrooms fully enjoying the views – and a Bathroom with bath with electric shower over, washbasin, bidet, wc and full height fitted shelved cupboard.

THE GARDEN

The garden, with tremendous landscape views over Carlyon Bay, is laid mainly to lawn with shrub, flower and hedge borders and within the garden is an attractive old stone Outbuilding with corrugated fibre cement roof.

THE BLOCK BUILDING/GARAGE AND YARD

To the north of the house is a useful block and artificial slate Building/Garage with up and over metal vehicular door, side windows and adjacent is a small Lean-to.

THE FIELD

To the south of the house is a good sized and regular shaped Pasture Field with mature hedge boundaries. In total, Menear Farmhouse extends to about 3.75 acres and the pasture field extends to about 2.80 acres.

VIEWING

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

DIRECTIONS

From St Austell take the A391 towards Bodmin. Drive up the three lane by-pass and at the second roundabout take the third exit signposted towards Household Waste Recycling Centre. Drive for about 300 yards and the shared entrance to Menear Farmhouse will be seen on the right-hand side (where the road bears to the left). Drive down the shared entrance and Menear Farmhouse will be seen at the end.

SERVICES

Mains water and electricity connected. Private drainage. Partly double-glazed. Mobile telephone: EE and Three good indoors, 02 variable indoors and EE, Three, 02 and Vodaphone good outdoors (Ofcom). Broadband: Standard and Superfast available (Ofcom).

AERIAL PHOTOGRAPHS

The boundary lines indicated on the aerial photographs are for identification and illustrative purposes only.





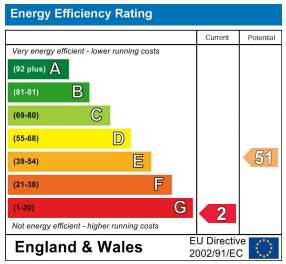


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