

STAGS

Bill's Barn

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Coombe, St. Austell, Cornwall, PL26 7LL

St Austell 5 miles Truro 12 miles

A delightful detached house, adjoining one bedroom annexe, garage, landscaped gardens and attractive orchard – total about .70 of an acre

- Reception Hall with Galleried Landing Over
- Wet Room
- Kitchen/Dining Room & Utilities
- Ample Car Parking & Garage
- Freehold
- 3 Bedrooms each with En Suite Facilities
- Fine Living Room
- Landscaped Gardens
- Attractive Garden & Private Orchard
- Council Tax Bands A & E

Guide Price £625,000

SITUATION

Bill's Barn is situated on the northern edge of the popular and sheltered hamlet of Coombe with its active programme of events sponsored through the local Community Playing Field, where there are also tennis courts for local use.

Surrounding villages include St Stephen, Sticker, Grampound Road and Grampound providing a variety of local facilities supplemented further by the town of St Austell about 5 miles to the east and the cathedral city of Truro 12 miles to the south-west.

THE HOUSE

The approach to Bill's Barn is initially over a shared private tarmac driveway which leads to expansive car parking and turning areas adjacent to the house, annexe and garage.

Although the name and appearance may suggest that the residence is a converted stone barn, Bill's Barn is actually a fine modern two storey house and single storey annexe which was constructed in 2007 in the style of a converted barn.

The well laid out accommodation is light and spacious and the ground floor is approached via an inviting Galleried Reception Hall, with fine glazed façade and at the rear a double Airing Cupboard and wide Coats Cupboard with hanging.

The Kitchen/Dining Room offers an extensive U-shaped range of kitchen units and breakfast bar with Corian marble effect worktops to upstands and includes a deep stainless steel sink unit with mixer tap and inlaid drainer, integral dishwasher refrigerator and freezer, pull out hot drawer and space for Everhot 60 electric cooker with extractor hood over. From the dining area, semi-hexagonal double-glazed doors with side lights opening to outside paved seating areas.







Adjacent to the Kitchen is a Utility Room with deep ceramic sink unit with mixer tap and cupboards under solid worktops. Wide double doors open to Utility Cupboard with plumbing for washing machine and tumble dryer. Off which there are doors to a rear Boot Room with glazed roof and part glazed door to outside and a Wet Room with non-slip floor, walk-in shower, large modern vanity unit, close coupled raised wc, mounted urinal, electric towel radiator and door to Storage Cupboard.

Approached from the Reception Hall, the Living Room presents a well-proportioned room spanning the full depth of the residence with window to the front and semi-hexagonal double-glazed doors with side lights to the outside.

On the first floor is a Galleried Landing with seating area and doors off to a spacious Master Bedroom with outlook to the front, archway through to a Dressing Area with louvred doors to three double wardrobes and dedicated dressing area, and door to a spacious tiled En Suite Bathroom with corner bath with shower and screen over, vanity wash unit, wc and chrome wall mounted towel radiator.

There are two other Double Bedrooms, each with sliding doors to En Suite facilities including wc, suspended washbasin and shower.

THE ANNEXE

Adjoining the house and linked by a glazed Atrium with tiled floor is a separate Annexe providing accommodation suitable for a dependant relative or for letting purposes.

There is a Kitchen/Living Room with full glazed door to outside and range of matching kitchen units and including stainless steel single drainer sink unit with mixer tap, integral refrigerator freezer, fan assisted oven and grill with four rings and extractor hood over and louvre door to Storage Cupboard with hanging space.

Adjacent is a Bedroom with sliding doors to built-in double wardrobe and archway opening to En Suite Wet Room with walk-in fully tiled shower, pedestal washbasin and wc.

THE GARAGE

Garage with double doors, light and power connected.

THE GARDENS AND GROUNDS

To the front of Bill's Barn are appealing landscaped Formal Gardens with an area of lawn with island bed, low natural stone borders and tiers with deep low maintenance shrub, flower and rose beds - as well as seating areas immediately to the front of the house and annexe.

At the rear are further herringbone paved seating areas with further high level tiered low maintenance shrubberies with retaining walls and intersected by steps which lead up to an Orchard with a variety of fruit trees over a lawn base and a Summer House in an elevated position with outside raised decked seating areas and with light, power and water connected.

In total, Bill's Barn extends to about 0.70 of an acre.

VIEWING

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

SERVICES

Private shared water supply via a bore hole on Court Farm to the north (possible to switch to mains water if required). Mains electricity and drainage connected. Oil-fired underfloor heating - ground and first floor.

Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02 and Vodaphone variable indoors and 02, EE, Three and Vodaphone good outdoors (Ofcom).

DIRECTIONS

From Truro take the A390 eastwards towards St Austell. Drive through Tresillian and onto the Probus by-pass. At the roundabout, turn right towards Grampound and drive through the village. Continue to Hewas Water and turn left opposite the car sales garage towards Coombe. Drive for about a mile and at the crossroads bear left and after about 100 yards turn right. Drive down into Coombe, under the railway bridge and at the junction turn right. Ignore the next turning to the left and drive through the village, ignore the turning to the right and drive down into and up the leafy valley adjacent to the stream. The entrance to Bill's Barn will be seen on the left-hand

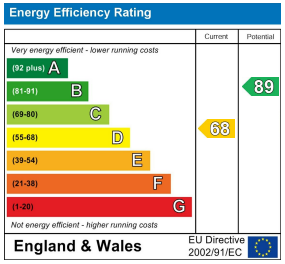






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