



1 Wartha Villas , Fraddon, St. Columb, Cornwall, TR9 6NR

A BEAUTIFULLY PRESENTED LARGE FAMILY HOME IN A POPULAR VILLAGE LOCATION. EXPERTLY EXTENDED TO OFFER VERY SPACIOUS FAMILY ACCOMODATION WITH THREE DOUBLE BEDROOMS INCLUDING MASTER ENSUITE, STUNNING FAMILY KITCHEN/DINER, STUDY, GARAGE, PARKING AND LARGE GARDENS THAT BACK DIRECTLY ONTO OPEN FIELDS.

£340,000
Freehold

our ref: CNN10094

KEY FEATURES



3

- IMMACULATE, EXTENDED FAMILY HOME



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- THREE DOUBLE BEDROOMS WITH MASTER ENSUITE



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- POTENTIAL FOR FOURTH BEDROOM

Energy rating (EPC) **D**

Council tax band: **B**

- BEAUTIFUL RECEPTION SPACES
- OPEN PLAN KITCHEN/DINER WITH APPLIANCES

- SPACIOUS STUDY FOR HOME WORKING

- GORGEOUS GARDENS THAT BACK ONTO OPEN FIELDS

- DRIVEWAY PARKING AND GARAGE

- COSY LOG BURNER IN LIVING ROOM

- POPULAR MID COUNTY VILLAGE NEAR AMENITIES

SUMMARY

Introducing 1 Wartha Villas, nestled in the heart of Fraddon—a vibrant mid-county village within St Columb. Surrounded by the charming villages of Indian Queens and St Columb Road, this locale forms a cohesive community, boasting excellent local transport links and a comprehensive array of amenities. From lush parks to coveted primary schools, a traditional village pub to convenient takeaways, and essential services like doctors and a co-op, every necessity for daily living is within easy reach. Notably, Kingsley Village, home to the newly opened Marks & Spencer's superstore, enhances the convenience quotient.

Positioned for unparalleled accessibility within the village, this residence has been meticulously maintained and is now available for sale for the first time in nearly three decades. Under the current ownership, the property has undergone a transformative two-story extension, seamlessly blending classic charm with contemporary comfort.

Approached from the main village road, the property offers a serene setting set back from the thoroughfare. A front driveway leads to a



spacious garage, while steps ascend to the front door, complemented by convenient side gated access. Upon entry, a well-appointed hallway welcomes with ample space for the stowage of coats and shoes, leading to the first reception area- a spacious open-plan living room. Formerly two separate spaces, a cosy log burner, and abundant natural light streaming in through dual aspect windows, creating an expansive and inviting atmosphere.

Continuing through, a rear-facing study offers an ideal space for remote work, while the separate family kitchen/diner steals the spotlight. Thoughtfully designed with modern light units and integrated appliances, including an oven, hob, extractor, dishwasher, and fridge/freezer, this area is perfect for family gatherings and entertaining. A small rear porchway provides access to both the back garden and a convenient ground floor WC.

Upstairs, three generously sized double bedrooms await, with the potential to convert one of them back into two if four bedrooms is desired. The master bedroom features a bright and contemporary fully fitted shower ensuite, while a main family bathroom caters to additional needs. Throughout the home, gas-fired central heating and UPVC double glazing ensure year-round comfort and energy efficiency.

Outside, the rear gardens are perhaps the finest feature, offering a picturesque backdrop of open fields. Designed in a two-tier formation, the lower lawned garden leads to an upper-level large patio—an idyllic spot for soaking up the sunshine and relishing the tranquil countryside vistas.

This is a fabulous family home, which must be viewed to be fully appreciated!

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway x 1 & Garage

Heating and hot water: Gas Central Heating for both.

Accessibility: Steps to entrance.

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

13' 1" x 4' 0" (3.98m x 1.22m) Plus Stairs

Lounge/Diner

20' 7" x 12' 9" (6.27m x 3.88m) Max Measurements

Kitchen/Diner

19' 1" x 9' 8" (5.81m x 2.94m)

Outer Hall/WC (Combined)

9' 8" x 3' 11" (2.94m x 1.19m)

Study

9' 0" x 6' 1" (2.74m x 1.85m)

First Floor Landing

12' 5" x 4' 11" (3.78m x 1.50m) Minimum Measurements

Bathroom

9' 0" x 6' 1" (2.74m x 1.85m)

Bedroom 1

18' 8" x 11' 3" (5.69m x 3.43m)

En-suite

9' 6" x 4' 9" (2.89m x 1.45m)

Bedroom 2

16' 9" x 7' 7" (5.10m x 2.31m) Max Measurements

Bedroom 3

11' 5" x 9' 7" (3.48m x 2.92m)

Garage

18' 8" x 11' 3" (5.69m x 3.43m)

GROUND FLOOR



1ST FLOOR



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