



HONEYCOMBE LODGE COOMBE PL26 7LH

Split Level Property with Balcony Views over the Valley

With fabulous balcony views over the countryside, Jefferys are delighted to market this three bedroom detached split level family home with enviable countryside views and set in a generous plot in the highly regarded location of Coombe.

In brief the property comprises entrance hall, dual aspect lounge with balcony and snug, dining room, kitchen, cloakroom, 3 bedrooms, family bathroom, shower room, utility and storage. The property also benefits from attractive gardens, new roof, new glass balcony and underfloor heating.

Viewings are highly recommended to appreciate this property's location, versatile accommodation and generous size plot.

Key Features

Fabulous Valley Setting

Generous Plot

Lounge with Balcony

3 Bedrooms

Versatile Property

Sought After Location

Parking

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ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance

Double glazed wood door with glazed side panel to the entrance porch. Antique pine ceiling. Tiled floor. Cornish stone wall. Door with glazed side panel to:

Entrance Hall

Attractive wrought metal ballustrade with wood rails and stairs leading to the lower floor. Underfloor heating. Built-in storage cupboard with shelving. Airing cupboard housing the water tank, with shelving. Antique pine ceiling with inset spotlights.

Cloakroom

uPVC double glazed window to the front elevation. Low level WC. Wash hand basin. Fully tiled walls. Tiled floor. Cupboard housing the heating unit.

Kitchen

15' 9" x 8' 2" (4.8m x 2.5m) max

uPVC double glazed window to the front. A range of modern style wall, base and drawer units with dark worktops incorporating a one and a half bowl sink and drainer. Electric Rangemaster with 6 ring ceramic hob. Space and plumbing for a dishwasher. Arch leads to additional wall and base units with worktops over. Space for an American style fridge/freezer. Antique pine ceiling with spotlights. Fully tiled walls. Vinyl flooring. Underfloor heating.

Lounge

32' 2" x 21' 0" (9.8m x 6.4m) L-Shaped Max

A light and versatile room with windows overlooking the garden and access to the balcony. Wood sliding doors to the dining room. Cornish stone chimney breast incorporating shelving and slate hearth. Gas fire with canopy over. uPVC double glazed window to the garden. TV point. Attractive double arches lead to further living/reading area/snug with uPVC double glazed picture windows with views. uPVC double glazed door to the garden. uPVC double glazed door to a balcony with outstanding woodland and country views. Underfloor heating. Antique pine ceiling.

Dining Room

14' 1" x 11' 6" (4.3m x 3.5m)

uPVC double glazed windows overlooking the balcony and woodland views. Antique pine ceiling with four ceiling lights. Glazed door with side screen to the hall.

Bedroom One

13' 1" x 11' 6" (4.0m x 3.5m)

uPVC double glazed window with views. Built-in wardrobes with vanity unit and mirror. Ceiling light. Underfloor heating.

Bathroom

12' 2" x 6' 11" (3.7m x 2.1m) max

uPVC double glazed window to the side elevation. Four piece suite comprising low level WC, pedestal wash-hand basin, bidet, bath with shower over and screen. Fully-tiled walls. Underfloor heating. Corner built-in

storage unit. Heated towel rail. Antique pine ceiling with fitted lights.

Bedroom Two

15' 5" x 12' 2" (4.7m x 3.7m) max

uPVC double glazed window to the front. Built-in wardrobes. Vanity sink. Ceiling light. Underfloor heating. Access to an insulated and boarded loft.

Stairs to Ground Floor

Hall with doors to Bedroom Three, Walk-in storage cupboard, Shower Room and Utility.

Bedroom Three

17' 9" x 10' 6" (5.4m x 3.2m)

Currently used as a gym. uPVC double glazed window to the side elevation. Built-in storage cupboards. Ceiling light. Panel heater.

Store Room

Two small windows to the rear elevation. Ceiling light. Storage shelves.

Shower Room

Corner shower cubicle. Panelling to shower walls. Extractor fan. Light. Area with wash-hand basin.

Utility Room

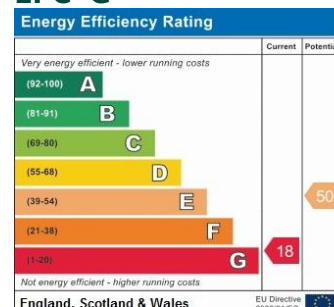
10' 6" x 6' 11" (3.2m x 2.1m) L-shaped

uPVC double glazed window and door to patio area. Space and plumbing for a washing machine. Space for tumble dryer. Space for fridge/freezer. Shelving. Built-in storage cupboards.

Gardens and Grounds

Set on a double plot, the attractive garden to this property can only be appreciated by viewing. Attractive hydrangea bushes with two parking spaces lead to the entrance. A paved walkway to both sides of the property with lawn, woodland views and paved areas. Mature shrubs and steps lead to a further area of garden and a tucked away stone built store, a further lawn with a pond and mature shrubs and trees. Steps up to a paved seating area with views. This area benefits from a built-in cupboard housing a sink and access to a generous workshop. Continuing across the property with exposed Cornish stone walls and steps to a small area of fruit bearing trees, shed and shrubs discreetly screening the LPG tank. The grounds to this property have been well maintained and provides a fabulous opportunity for countryside living in a beautiful wooded valley.

EPC 'G'



Additional Information

Council Tax Band 'E'

Services – Electric, Mains Water (meter), Mains Drainage, LPG Tank, LPG Bottles (Lounge Fire)

Improvements – New Roof and New Glass Balcony within the last 12 months

Location

Set in a wooded valley, Coombe is a quiet rural hamlet, approximately half way between Grampond and St. Austell. Village amenities are available at nearby Sticker where there is a post office, general store and public house. The market town of St. Austell is approximately 4 miles and has a range of shopping facilities, leisure centre, cinema. Schools, college, bus and mainline railway station. The property is also ideally located for access to both the north and south Cornish coast and is within a couple of miles of the A390 for quick commuting throughout the county.

The Property

Honeycombe Lodge is an attractive detached split level property set in a wooded valley. The property is of traditional construction and was built in the 1960s. The first floor incorporates the majority of the rooms, with the ground floor offering scope for reconfiguration. Set in a generous double plot the delightful grounds of this property blend into the fabulous wooded valley. For those seeking a country lifestyle in an individually designed property with potential for making this wonderful property your own, early viewing is strongly recommended.

Viewing

Strictly by appointment with Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.





Kitchen



Lounge



Lounge



Bathroom



Bedroom Two



Valley Views



Covered Seating Area

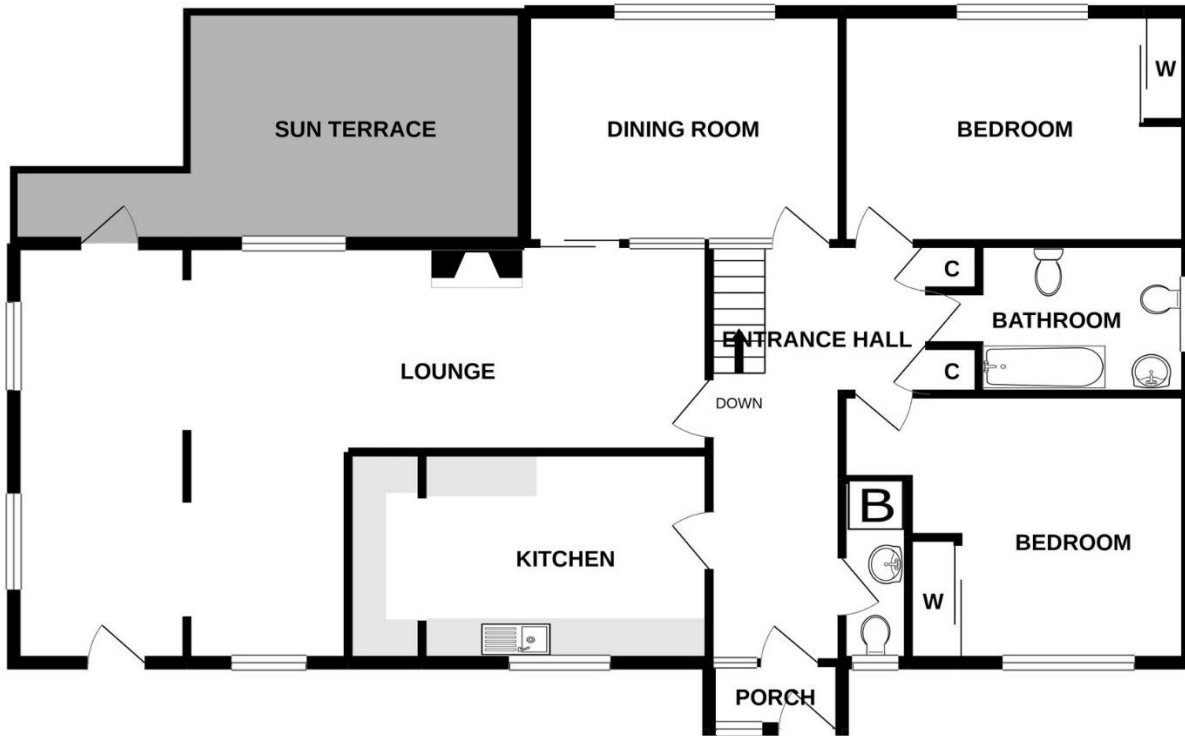


Lower Lawn

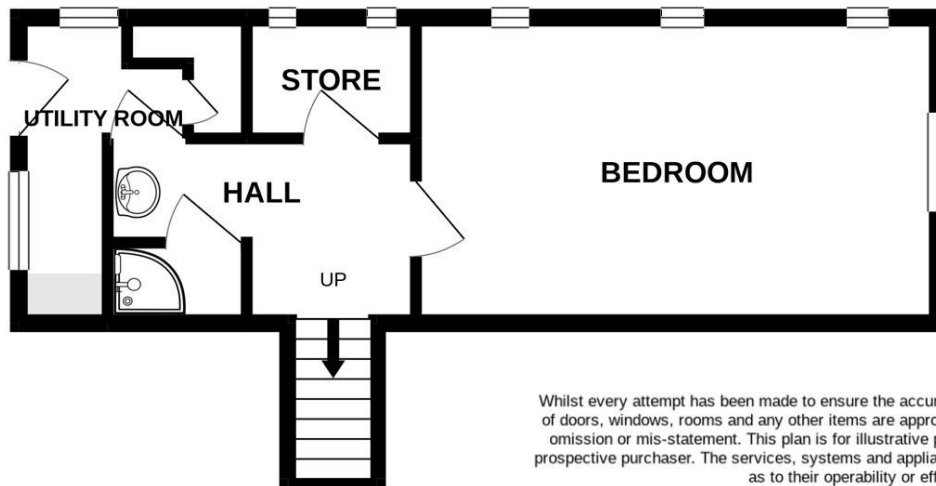
Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.

1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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