

Lanherne Vale Bridge Hill, St. Columb, Cornwall TR9 6BY



STUNNING TREE TOP VIEWS | FEATURE OPEN PLAN KITCHEN/DINER | Stunningly presented 4/5 bedroom detached home in the popular residential area of Bridge with terraced gardens, ample parking and a short walk to the centre of St Columb Major.

- Unbelievable setting with valley views through the trees and established gardens
- Refurbished by the current owners with potential for lower ground floor accommodation
- 4 Double bedrooms with 3 en-suites and downstairs WC
- Large driveway with ample parking and storage rooms
- Stunning open plan accommodation with separate snug/5th bedroom
- Large first floor landing with potential as a 4th first floor bedroom

Price £795,000 Freehold

Situated in an elevated position in Bridge, a popular Hamlet at the bottom of St Columb Major. The property is very private with absolutely stunning views through the valley of Old Rectory Drive . The house is located within just a 5 minutes drive of the A30, St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes, pubs, Primary School and Drs Surgery. The town is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

From an elevated front drive stairs provide access to the front entrance door. This large glass vestibule extends to the wide entrance hallway which is open plan through to the combined living area. A True feature of the house, open plan lounge/Kitchen has triple aspect doors opening onto the front back and side patios with an engineered oak flooring flowing throughout leading to a nature slate finish to the kitchen floor. The kitchen features a large island with all worktops being polished marble. This room also features a contemporary wood burner. The ground floor also provides a 4th Bedroom, WC and a large snug which again has access to the rear patio and could also be utilised as a 5th bedroom.

To the first floor are 3 en-suite bedrooms with the master enjoying one of largest en-suites we have seen! It is equipped with a freestanding bath, separate shower cubicle, his and hers sinks as well as an extensive range of fitted wardrobes. The other 2 bedrooms are large rooms easily accommodating double beds and both have shower en-suites. Another feature of the property is the gallery landing. It enjoys a glass bay at the front of the house maximising the views providing an additional seating area and a space that could easily accommodate another bedroom.

An internal stairwell from the ground floor provides access to 2 former garages to the lower ground floor. Limited access through renovations means these are no longer accessible by vehicle, but provide excellent storage and has ample ceiling height to create further accommodation if required.

Outside, the property enjoys the days sun thanks to its elevated position with a large South facing accessed by the open plan living area. The grounds surround the house and is a mixture of retained well established hedges and terraced lawns. A real must see!

SERVICES

All Mains

TENURE

Freehold

COUNCIL TAX

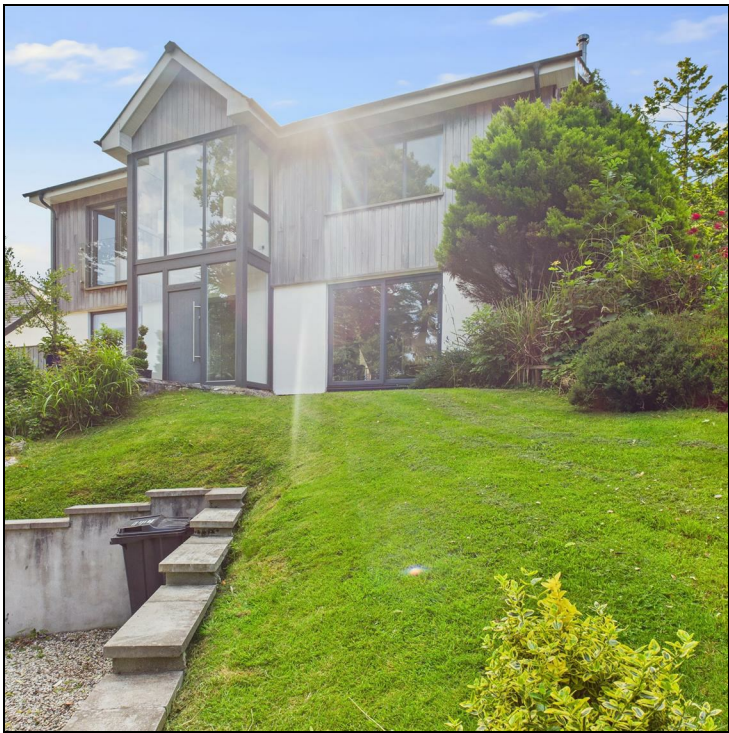
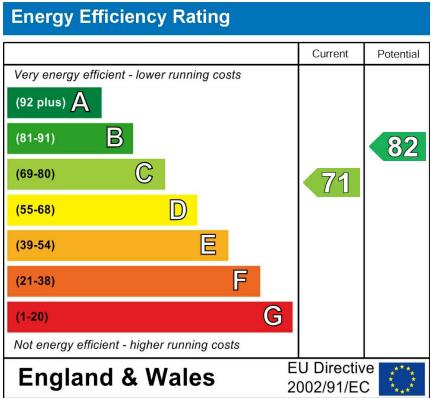
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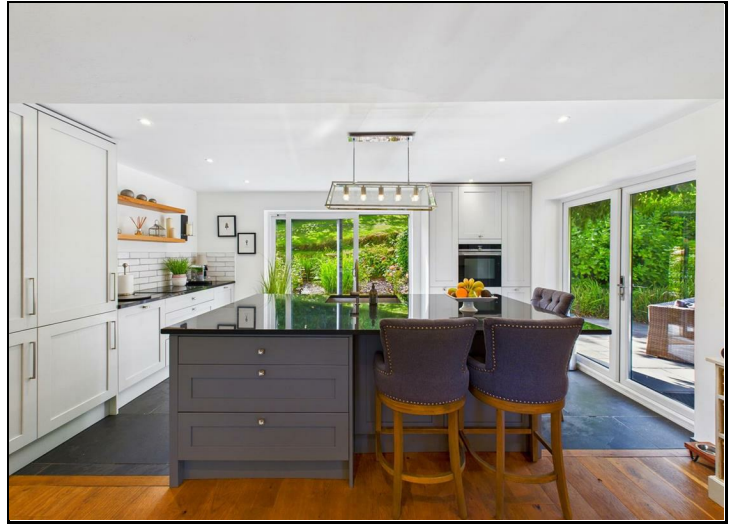
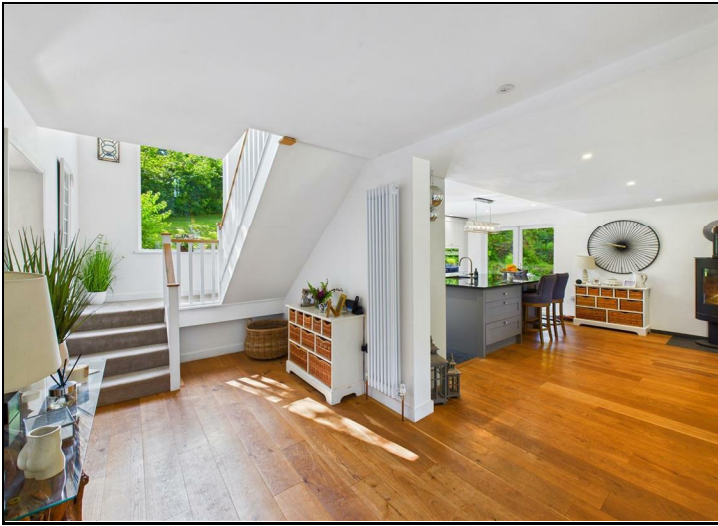
MOBILE & BROADBAND COVERAGE

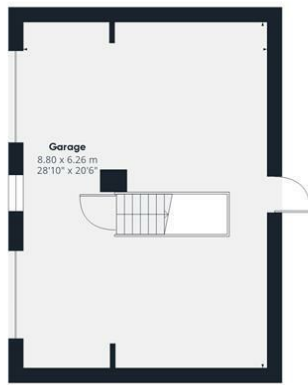
Superfast: up to 77 Mbs

Mobile Signal: Limited

(Source: OFCOM)







Floor 0



Floor 1



Floor 2



Approximate total area^m
244.8 m²
2635 ft²

Reduced headroom
1 m²
10 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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