



Dernish House



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Pit Lane, Higher Fraddon, St Columb, Cornwall,
Fraddon 0.7 miles – Newquay 8.1 miles – Truro 13.9 miles

A substantial and individually designed detached residence offering spacious and versatile accommodation, together with ancillary accommodation, generous gardens and ample parking.

- No Onward Chain
- Generous Accommodation Throughout
- 4 Double Bedrooms (x2 En Suites)
- Enclosed Garden
- Freehold
- Spacious Detached House
- 1 Bedroom Ancillary Accommodation
- Solar Panels
- Ample Parking & Car Port
- Council Tax Band D

Guide Price £525,000

SITUATION

The property is located on the edge of the village of Higher Fraddon. The villages of Fraddon, Indian Queens and St Columb Road are all close by offering a broad range of local facilities and amenities including supermarkets, post office, doctors' surgery, inns, petrol station and primary schooling. There is good access to the A30, as well as shopping at Kingsley Village.

DESCRIPTION

This impressive family home, built in 2013, is arranged over two floors and has been thoughtfully designed to provide light-filled and adaptable living accommodation throughout. The property enjoys a spacious entrance hall/sun room with doors to both the hall and sitting room.

The principal reception room is particularly generous in size and benefits from a wood-burning stove together with double doors opening onto the rear decking with astro-turf and courtyard garden beyond. The kitchen/dining room forms the heart of the home, featuring an extensive range of fitted units, central island and ample space for family dining and informal entertaining. A useful utility area and ground floor shower room add further practicality, whilst an additional reception room/office offers flexibility as a fifth bedroom if required.



The ground floor benefits throughout from natural stone tiled flooring with underfloor heating.

On the first floor, a striking feature window allows for excellent natural light across the landing area. The accommodation includes four well-proportioned double bedrooms, two of which benefit from contemporary en suite shower rooms. The remaining bedrooms are served by a family bathroom.

A notable feature of the property is the studio ancillary space incorporating fitted units and shower room, ideal for dependent relatives, guest accommodation or home working purposes and doors to the outside.

OUTSIDE

The property is approached via a generous driveway providing ample off-road parking for numerous vehicles. The gardens are principally laid to lawn with the addition of an allotment area with a potting shed, offering excellent potential for keen gardeners and those seeking a degree of self-sufficiency.

The garden also benefits from an open car port, two outbuildings and a timber summer house.

SERVICES

Mains drainage and water. Electricity supplied by mains and solar panels. Oil fired central heating. Phone signal: available inside and outside (Ofcom). Broadband: Standard and Superfast available (Ofcom). Please note the agents has not inspected or tested these services.

AGENTS NOTE

Please note that the adjoining land has sought pre-application advice for a development, further information can be obtained via Cornwall Council's planning portal, using reference: PA26/00389/PREAPP.

VIEWINGS

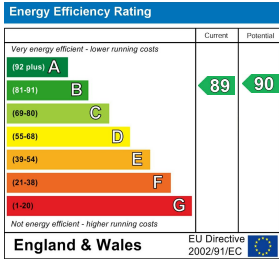
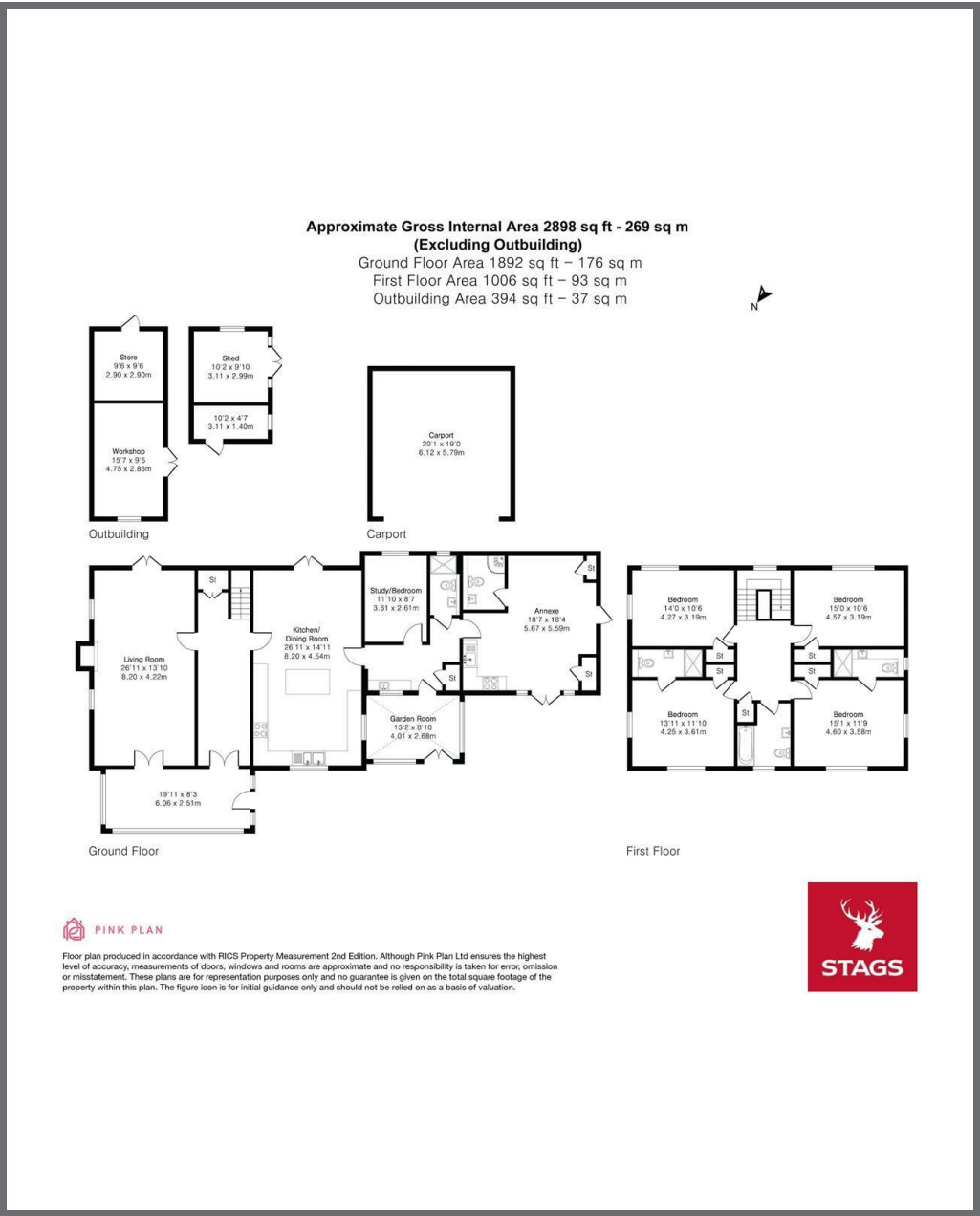
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: [///economies.tiny.nuzzling](https://www.what3words.com/#!/economies.tiny.nuzzling)



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