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LAMELLYN HOUSE, PAR MOOR, PAR, PL24 2SQ

A RARE OPPORTUNITY TO PURCHASE A DETACHED THREE BEDROOM COUNTRY FARMHOUSE IN GENEROUS GARDENS WITH BARNs AND OUTBUILDINGS OFFERING POTENTIAL FOR CONVERSION (SUBJECT TO OBTAINING THE RELEVANT PLANNING PERMISSIONS).

- ENTRANCE LOBBY • UTILITY ROOM • FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM • DINING ROOM • LOUNGE • CONSERVATORY • THREE DOUBLE BEDROOMS • TWO BATHROOMS
- BARNs • OUTBUILDING/GARAGE • OIL FIRED CENTRAL HEATING •
- PRIVATE RURAL SETTING • LARGE PARKING AREA FOR NUMEROUS CARS • SOUTH FACING •
- A VIEWNG IS CONSIDERED ESSENTIAL TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER •



PRICE GUIDE: £650,000

Lamellyn House offers a rare opportunity to purchase a detached country farmhouse in generous gardens with the addition of several barns/outbuilding offering great potential. Although the property and its surroundings boast a private and rural feel the popular villages of Par and Tywardreath are located within a couple of miles. Local amenities include small Co-Op supermarket, public houses, butchers shop, doctors surgery, chemist, Post office and a café and bakery. There are a number of South Coast beaches within a few miles drive. The larger town of St Austell is approximately 3 miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.



THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:

FRONT DOOR TO:

ENTRANCE HALL: 3.6m x 2.31m Tiled floor. Windows to side. Door to kitchen/breakfast room. Step up to:

UTILITY ROOM: Tiled floor. Window to rear. Space for washing machine and tumble dryer.

KITCHEN/BREAKFAST ROOM: 6.7m x 3.5m (Narrowing to 3m). Tiled floor. Window to front. Beamed ceiling. Wooden farmhouse style kitchen comprising floor and wall mounted units with tiled worktops and matching splashbacks. Butler sink. Breakfast bar. Rayburn. Cupboard housing boiler. Door to Dining Room. Stairs to:

BATHROOM: Window to stairwell. Tiled walls. Central heating radiator. White suite comprising wash hand basin, WC, corner bath, enclosed shower cubicle with wall mounted shower. Airing cupboard.



DINING ROOM: 4.3m x 3.5m. Wooden flooring. Central heating radiator. Beamed ceiling. Open fire with ornate surround. Doors to Inner Lobby and Conservatory:



Landing: Doors to:

BEDROOM: 4.22m x 3.7m. Central heating radiator. Window to front.

CONSERVATORY: 5.8m x 2.5m. Slate floor. Polycarbonate roof. Patio door to outside. Pretty outlook.

INNER LOBBY: Stairs to first floor. Doors to Lounge and Conservatory.

LOUNGE: 5m x 3.44m. Window to front. Wooden flooring. Central heating radiator. Beamed ceiling. Feature stone fireplace with multifuel burner



Stairs from hallway up to:

LANDING: Step up and doors to:

BEDROOM: 4.1m x 3.5m. Window to front. Wooden flooring. Central heating radiator. Revealed original wooden "A" frame roof timbers.



BEDROOM: 3.4m x 3.3m. Window to front. Wooden flooring. Central heating radiator. Revealed original wooden "A" frame roof timbers.



BATHROOM: Window to front. Tiled walls. White suite comprising wash hand basin, WC, Panel bath with wall mounted electric shower. Heated towel rail.

OUTSIDE: The property is approached by a private lane off Par Moor Road. A gravel driveway takes you behind the property and past two of the barns to the generous parking area and a further outbuilding/ garage. There is an area of garden to the front of the property and a further area behind the garage/outbuilding currently laid to lawn adjoining open countryside with decked area and summerhouse.

BARN: **C2/03/01324** - Planning permission obtained for conversion of the barn to two-bedroom holiday dwelling and of NEIGHBOURING DERELICT COTTAGE TO CAR PORT.

OUTBUILDING/ GARAGE : 11m x 4.8m.

EPC BAND:

COUNCIL TAX BAND:

SERVICES: Oil central heating, mains electric, mains water and Septic tank.

