



Fourburrow Stable

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Scorrier, Redruth, Cornwall, TR16 5PQ

A30(T) 1.5 miles Truro 6 miles Redruth Station 3 miles

Approached over a delightful private driveway, a fine four-bedroom country residence with useful outbuildings - all set within wonderful sylvan grounds of about 2.5 acres

- Kitchen & Dining Room
- Reception Hall & Utility Room
- 4 Spacious Bedrooms - 2 with En-Suites
- Total about 2.5 Acres
- Freehold
- Well-Proportioned Living Room
- Family Bathroom
- Most Attractive Gardens and Grounds
- 2 Enclosed Outbuildings
- Council Tax Band F

Offers Over £850,000

SITUATION

Four Burrow Stable is individually and pleasantly situated in a tucked away position between the villages of Scorrier, Treskerby and Tolgullow, which offer numerous village facilities and amenities. These are supplemented by the town of Redruth about 3 miles to the west and the cathedral city of Truro being the retail and commercial centre of Cornwall, about 6 miles to the east. Although tucked away, Four Burrow Stable is only about 1.5 miles from a junction onto the A30(T) and the property is also well positioned to access both the north and south coasts.

SUMMARY DESCRIPTION

An opportunity to purchase a wonderfully situated family home with mature gardens and grounds with deciduous tree standards - all individually situated at the end of a most attractive entrance driveway. There are two useful outbuildings for garaging, storage, hobbies and so forth and in total Four Burrow Stable extends to about 2.5 acres of delightful grounds.

THE HOUSE

The residence is part single and double storey with, on the ground floor, a spacious open pillared Storm Porch with part glazed front door to an inviting Reception Hall with, at the rear, a part glazed door to the outside, turning balustrade stairs off to the first floor and Hallway off to the downstairs Bedrooms.

Off the Reception Hall is a triple aspect Kitchen and Dining Room with matching range of mainly base level units with rolled worktop surfaces to splashback tiling and including inset ceramic single drainer sink unit with contemporary mixer tap, Countrychef dual cooker with double oven and eight gas rings with extractor hood over set in brick 'fireplace', display shelving, integral dishwasher and dresser style unit.



Full height glazed double doors open to an impressive and well-proportioned Living Room with double aspect including two pairs of glazed doors to outside and with a pleasant stone fireplace with suspended wooden mantle and inset modern wood-burner set on raised slate hearth with display shelving to either side.

Also off the Reception Hall is a Cloakroom and a useful Utility Room with cupboards with rolled worktop surfaces, oil-fired boiler, space and plumbing for washing machine and double louvre doors to Storage Cupboard.

The Hallway leads to a pair of Double Bedrooms each with fitted double wardrobes and outlook to the front; a pleasant Family Bathroom with white five-piece suite comprising tiled bath, pedestal washbasin, wc, bidet and shower; and a particularly spacious end Bedroom about 16'8 x 16'4 with outlook to the front and double doors opening to a walk-in Dressing Cupboard and En Suite Shower Room with tiled shower, pedestal washbasin and wc.

Approached via stairs from the Reception Hall is a fine spacious first floor Master Bedroom about 21'9 x 16'4 with double aspect with eaves storage and door to an En Suite Shower Room with corner shower cubicle, wc and pedestal washbasin.

THE GARDENS AND GROUNDS

The mature and established gardens and grounds are a particular feature of the sale of Four Burrow Stable. Indeed, on arrival, prospective purchasers will be impressed by the attractive drive which runs up through attractive woodland with flowering Rhododendron.

Immediately to the front of the residence is a extensive gated and wall enclosed low maintenance courtyard garden with raised flower beds and a rockery and raised ornamental pond, with adjacent car parking areas. Beyond is a spacious open sweeping lawn with centrepiece deciduous tree and off to the southwest is a pleasant copse with numerous deciduous trees.

At the rear is a walled garden with young Red Oaks and a few apple trees.

THE BUILDINGS

These comprise a detached timber-framed Garage/Workshop which is fully enclosed with wide vehicular doors and power and lighting connected and an enclosed General Purpose Building/Store which is mainly timber framed with part stone and galvanised iron roof.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Travelling westbound on the A30 dual carriageway, between Chiverton Cross and Redruth, exit at the Scorrier junction onto the A3047. At the two mini roundabouts, go straight over towards Helston and Redruth. After about 40 yards, turn left before Crossroads House Care Home. Drive under the railway bridge and at the crossroads go straight over towards Carharrack, Drive down into the bottom of the valley, follow the road up around to the right and on the apex of a left-hand bend, turn right (just before a red letter box). Drive down the hill, ignore the turning to the left and follow the road round to the right into the no through road and the gated entrance to Fourburrow Stable will be seen on the left-hand side.

SERVICES

Mains water and electricity connected. Private drainage system. Oil-fired central heating at ground and first floors. Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02 likely and Vodaphone limited inside and 02, Three, Vodaphone and EE likely outside (Ofcom).

TITLE DEEDS

NB: We understand, there is a covenant against residential development within part of the grounds.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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