



FINE GRANITE RESIDENCE IN BEAUTIFUL GARDENS

Located in St Clement and standing in a beautifully designed and cared for large walled garden, this substantial home of seven bedrooms is perfect for a family.

The large reception rooms flow through the house, there is a traditional conservatory, high quality kitchen and breakfast room which all face south over the terrace and beautiful gardens. The home enjoys a great feeling of warmth and has provided enjoyment and comfort for families for over 150 years.

Exposed granite to the north side and rendered walls to the south, its large windows, high ceilings, detailed architectural features, oak wooden & stone floors, and fireplaces, add to its character and fine standing.

The interior comprises three floors thereby providing adequate space for the family to spread out and seek privacy as required. There is even a large room for entertainment above the separate double garage block.

The house is located on a quiet lane and on one side overlooks a large field from the upper floors.

This character family home is also just a short walk from the quiet beach at Robin Bay, bus route and shops.













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Each of the seven bedrooms are spacious and light, two of which have en suite bathrooms. There are a further three family bathrooms.

All providing plenty of areas for family and guests to relax.







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The large, flat garden is a real pleasure and has been beautifully designed and filled with trees, scented shrubs, roses and herbs, and pretty flower filled pathways, as well as lawned areas, making it ideal for sitting out in the sun or shade. The character conservatory is filled with planting and fragrant Jasmine.

The garden is complete with an outdoor swimming pool with paved surround and a sun house. The pool is set behind a high granite wall with climbing roses and provides privacy and shelter.

*Please note: A neighbouring detached granite cottage with two bedrooms, can be available to purchase under separate negotiation. Full details available on request.



OPEN HOUSE
INTERIOR
FINISHES

FEATURES

- 5,929 sq. ft main house and games room
- Granite pillared entrance driveway
- High ceilings & large windows providing good light
- Beautiful garden
- SSI – Site of Special Interest
- External swimming pool

INFORMATION

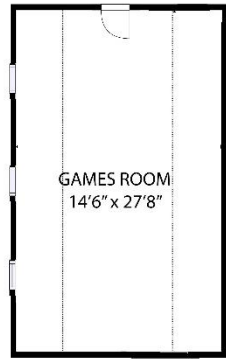
- Mains services
- OFCH (no gas)
- Double garage and additional parking
- Freehold and Entitled/Licensed



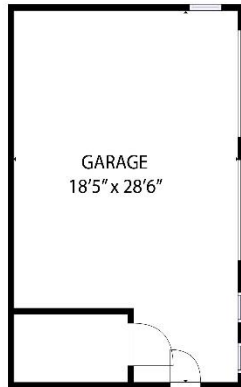
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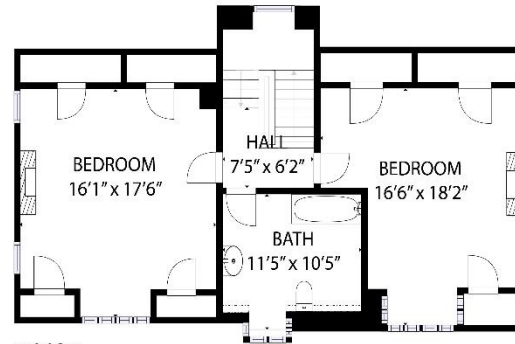
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OUTBUILDING FLOOR 1



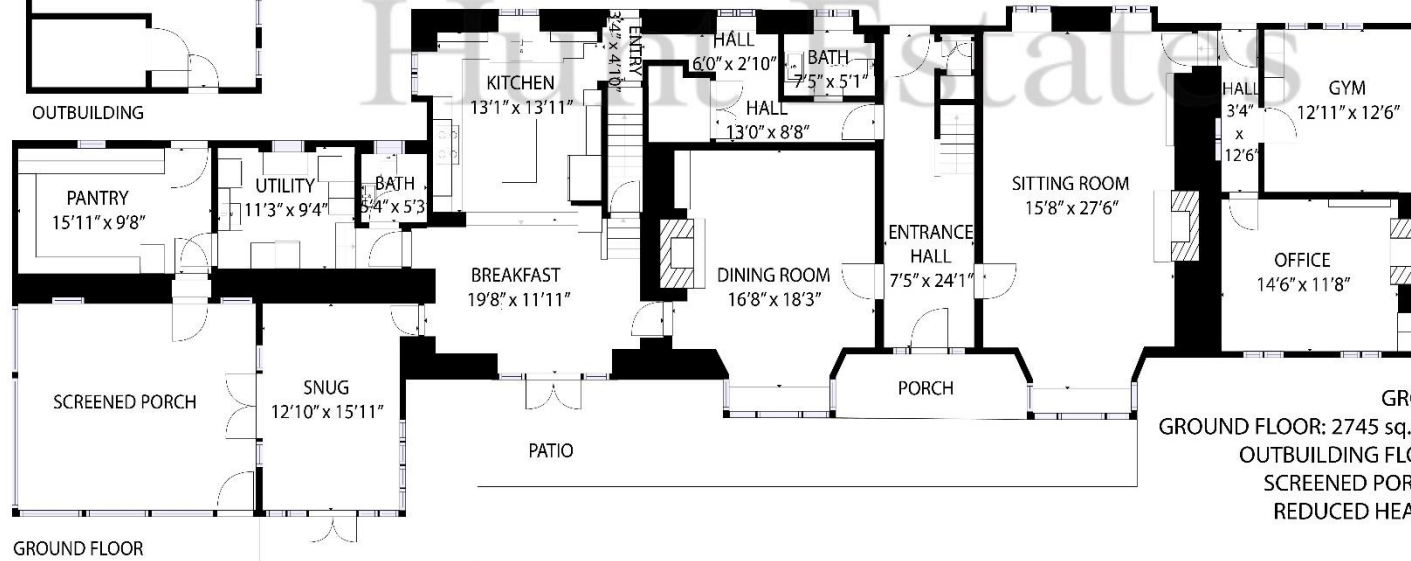
OUTBUILDING



FLOOR 2



FLOOR 1



GROUND FLOOR

GROSS INTERNAL AREA:
 GROUND FLOOR: 2745 sq. ft, FLOOR 1: 2099 sq. ft, FLOOR 2: 850 sq. ft,
 OUTBUILDING FLOOR 1: 235 sq. ft, EXCLUDED AREAS:
 SCREENED PORCH: 311 sq. ft, GARAGE: 471 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 106 sq. ft
 TOTAL: 5929 sq. ft



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