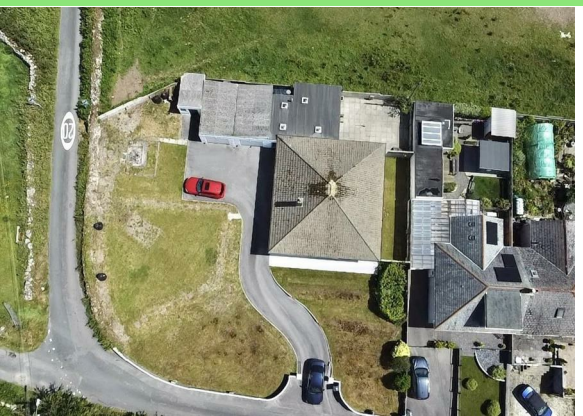


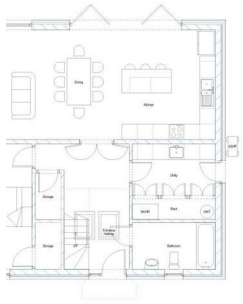
Church Road
St. Dennis
St. Austell
PL26 8BA

Guide Price £375,000

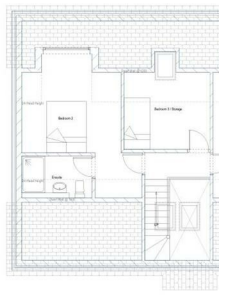
- NO ONWARD CHAIN
- FULL PLANNING FOR FOUR BEDROOM DETACHED DORMER
- DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS
- GATED ENTRANCE
- BEAUTIFUL COUNTRYSIDE BACKDROP
- PA26/01457
- MULTI-GENERATIONAL LIVING OPPORTUNITY
- SPACIOUS LOFT AREA
- PLEASE SCAN FOR MATERIAL INFORMATION







Proposed Ground Floor Plan



Proposed First Floor Plan

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 2408.00 sq ft



4



2



2



E51

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this truly exceptional four-bedroom detached bungalow, occupying an enviable elevated position within a substantial plot and commanding spectacular panoramic views across the surrounding countryside. Offering an outstanding combination of space, versatility and future potential, this remarkable residence provides an increasingly rare opportunity to acquire a substantial family home in a sought-after rural setting, whilst also benefitting from full planning permission for an additional four-bedroom detached dormer bungalow within its grounds. Please note that the additional land is being retained by the current owners and is not available as part of the sale, with the land continuing to be used for agricultural purposes.

From the moment you arrive, the property impresses with its commanding presence, extensive grounds and uninterrupted rural outlook. The elevated setting allows the home to take full advantage of the stunning countryside vistas, creating a peaceful and private environment that can be enjoyed throughout the year. Whether relaxing indoors or spending time in the garden, the ever-changing landscape provides a wonderful backdrop to everyday living.

Internally, the property offers generously proportioned accommodation throughout, with a layout that has been designed to provide both comfort and practicality. A bright and welcoming entrance hallway serves as the central hub of the home, creating an immediate sense of space and leading seamlessly to the principal reception and bedroom accommodation. The impressive lounge is a particularly noteworthy feature, offering an expansive living space ideal for both family life and entertaining guests. Large windows allow natural light to flood the room while creating a warm and inviting atmosphere.

The bungalow boasts four well-proportioned double bedrooms, each providing ample space for a growing family, visiting guests, or those seeking dedicated home office accommodation. The well-appointed shower room has been thoughtfully designed and features a large double shower cubicle, offering both style and convenience.

At the heart of the home lies the spacious kitchen, fitted with an extensive range of wall and base units, cupboards and drawers, providing an abundance of storage and workspace for everyday cooking and entertaining. The addition of a separate pantry further enhances the practicality of the kitchen, offering valuable extra storage and helping to keep the main kitchen area uncluttered and organised. The layout lends itself perfectly to modern family living, with excellent potential for future reconfiguration should a purchaser wish to create an even larger open-plan kitchen and dining environment.

Further enhancing the accommodation is a rear internal hallway which provides access to a range of highly useful ancillary spaces, including a utility room, boiler room, workshop and separate WC. These additional rooms offer exceptional flexibility and practicality, catering perfectly to the demands of modern family life while also providing excellent storage and workspace options.

One of the property's most exciting features is the substantial loft space. Fully boarded and offering sufficient head height to comfortably stand, this impressive area presents significant potential for conversion into additional accommodation, subject to any necessary planning permissions and building regulations. Whether envisioned as further bedrooms, a home office suite, hobby room, games room or additional reception space, the loft provides purchasers with the opportunity to further enhance an already generous home.

Externally, the property continues to impress. Accessed via a gated entrance, a sweeping driveway meanders through the grounds, creating an attractive approach before arriving at extensive off-road parking suitable for numerous vehicles. The generous driveway and parking facilities make the property ideal for families, those with recreational vehicles, or anyone requiring space for guests and visitors. Surrounding the property are extensive wrap-around gardens, predominantly laid to lawn, which beautifully complement the home's elevated position and provide an excellent degree of privacy. To the rear, a generous patio area creates the perfect setting for al fresco dining, outdoor entertaining, or simply relaxing whilst enjoying the stunning far-reaching countryside views. The expansive gardens offer an ideal environment for families, keen gardeners and those looking to embrace a peaceful rural lifestyle.

The detached double garage provides further practicality and is fitted with individual electric doors for convenience. A particularly rare addition is the full-length inspection pit, offering excellent facilities for vehicle maintenance, classic car enthusiasts, tradespeople or those requiring workshop space. Combined with the adjoining workshop and extensive parking, the property offers an exceptional level of functionality seldom found in similar homes.

What truly distinguishes this property from others on the market is the significant development opportunity it presents. Full planning permission has been granted for the construction of a four-bedroom detached dormer bungalow within the property's boundary (Planning Reference: PA26/01457). This valuable consent opens a wealth of possibilities for prospective purchasers, whether they are seeking multi-generational living arrangements, accommodation for dependent relatives, an income-generating opportunity, or an exciting development project. Opportunities of this nature are increasingly scarce, making this an exceptionally attractive proposition for a wide range of buyers.

Combining spacious and versatile accommodation, outstanding countryside views, extensive parking and garaging, substantial grounds, and valuable development potential, this unique property represents a rare opportunity to acquire a home that not only meets the needs of modern family living but also offers considerable scope for future growth and investment.

The property is connected to mains water, electricity and drainage, benefits from oil-fired central heating, and falls within Council Tax Band C.

LOCATION

St Dennis is a well-established village in mid-Cornwall, offering a strong sense of community and a convenient central location for accessing many of the county's key destinations. The village provides a good range of everyday amenities including a primary school, local convenience stores, a post office, pharmacy, public houses, and community facilities, catering well to day-to-day needs. For a wider selection of shopping, leisure and educational facilities, the nearby towns of St Austell, Newquay and Bodmin are all within easy reach, each offering supermarkets, high street shops, restaurants and healthcare services.

Transport links are a particular advantage of St Dennis, with easy access to the A30 trunk road providing swift connections across Cornwall and beyond, including routes towards Truro, Exeter and the M5 motorway network. Regular bus services operate through the village, linking to surrounding towns and employment centres. The mainline railway station at St Austell is approximately a short drive away, offering direct services to Plymouth, Exeter and onward to London Paddington, while Newquay Airport is also within convenient reach for domestic and limited international flights. This combination of local amenities and strong transport connections makes St Dennis a practical and accessible location for commuters and families alike.







THE ACCOMMODATION COMPRISES
(All measurements are approximate and can be found within the floorplan)

ENTRANCE PORCH
uPVC double-glazed door. Coving. Skirting. Tiled flooring.

HALLWAY
Coving. Smoke alarm. Access to a fully boarded loft space with standing head height, offering excellent storage potential. Radiator. Skirting. Carpeted flooring.

LOUNGE
Coving. Double-glazed window to the front aspect. Feature fireplace. Radiator. Multiple power points. Skirting. Carpeted flooring.

KITCHEN
Coving. Extractor fan. Internal window to the rear aspect. A range of fitted wall and base units with matching cupboards and drawers. Splashback tiling. Stainless steel sink and drainer. Salamander fire and security system. Pantry. Radiator. Multiple power points. Skirting. Vinyl flooring. Doors leading to:

BEDROOM ONE
Coving. Double-glazed window to the front aspect. Radiator. Multiple power points. Built-in storage. Carpeted flooring.

BEDROOM TWO
Coving. Double-glazed window to the rear aspect, enjoying beautiful countryside views. Built-in storage units. Radiator. Multiple power points. Skirting. Carpeted flooring.

BEDROOM THREE
Coving. Smooth skimmed ceiling. Double-glazed window to the side aspect. Radiator. Multiple power points. Skirting. Carpeted flooring.

BEDROOM FOUR
Coving. Double-glazed window to the side aspect. Radiator. Multiple power points. Skirting. Carpeted flooring.

SHOWER ROOM
Coving. Extractor fan. Frosted double-glazed window to the side aspect. Splashback tiling. Double shower cubicle housing an electric shower. Wash hand basin with mixer tap. Heated towel rail. Low-level W.C. Vinyl flooring.

INNER HALLWAY
Two skylights. Multiple power points. Doors providing access to the garden. Internal doors leading to:

W.C.
Smooth skimmed ceiling. Frosted double-glazed window to the side aspect. Splashback tiling. Low-level W.C. Tiled flooring.









Church Road, St. Dennis, St. Austell, PL26 8BA

UTILITY
Smooth skimmed ceiling. Double-glazed window to the side aspect. Wash hand basin. Plumbing for white goods. Cooker point. Multiple power points. Vinyl flooring.

WORKSHOP
Skylight. Multiple power points.

BOILER ROOM
Skylight. Oil-fired boiler. Multiple power points. Vinyl flooring.

EXTERNALLY

PARKING
Externally, the property continues to impress. Accessed via a gated entrance, a sweeping driveway meanders through the grounds, creating an attractive approach before arriving at extensive off-road parking suitable for numerous vehicles.

DOUBLE GARAGE
The detached double garage provides further practicality and is fitted with individual electric doors for convenience. A particularly rare addition is the full-length inspection pit, offering excellent facilities for vehicle maintenance, classic car enthusiasts, tradespeople or those requiring workshop space.

GARDEN
Surrounding the property are extensive wrap-around gardens, predominantly laid to lawn, which beautifully complement the home's elevated position and provide an excellent degree of privacy. To the rear, a generous patio area creates the perfect setting for al fresco dining, outdoor entertaining, or simply relaxing whilst enjoying the stunning far-reaching countryside views. The expansive gardens offer an ideal environment for families, keen gardeners and those looking to embrace a peaceful rural lifestyle.

PLANNING PERMISSION
What truly distinguishes this property from others on the market is the significant development opportunity it presents. Full planning permission has been granted for the construction of a four-bedroom detached dormer bungalow within the property's boundary (Planning Reference: PA26/01457). This valuable consent opens a wealth of possibilities for prospective purchasers, whether they are seeking multi-generational living arrangements, accommodation for dependent relatives, an income-generating opportunity, or an exciting development project. Opportunities of this nature are increasingly scarce, making this an exceptionally attractive proposition for a wide range of buyers.













AGENTS NOTE

Please note that the additional land is being retained by the current owners and is not available as part of the sale, with the land continuing to be used for agricultural purposes.

SERVICES

The property is connected to mains water, electricity and drainage, benefits from oil-fired central heating, and falls within Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: E
The building
Detached bungalow, standard construction
Building safety issue disclosed
Accessibility adaptations: Level access shower and Level access
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Oil central heating
Heating features: Double glazing and open fire
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Garage, Driveway, and Private
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL144399):
- There is a standard rule for properties with multiple owners: if the property is sold, the money from the sale must be paid to at least two people or a professional company that manages property. This is to protect the interests of all the owners. A single owner cannot sell or transfer the property alone without an order from the Land Registry official or a court of law.
- The property is subject to rules under the Insolvency Act (laws about debt) because it was transferred by the current owners for less than its full value in 1998. This is a technical point that your solicitor will check to ensure there are no outstanding claims from that time.
Non-coal mining area: yes
Planning application: We have obtained full PP for a 4 bed dormer bungalow in the garden to left of property.
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under

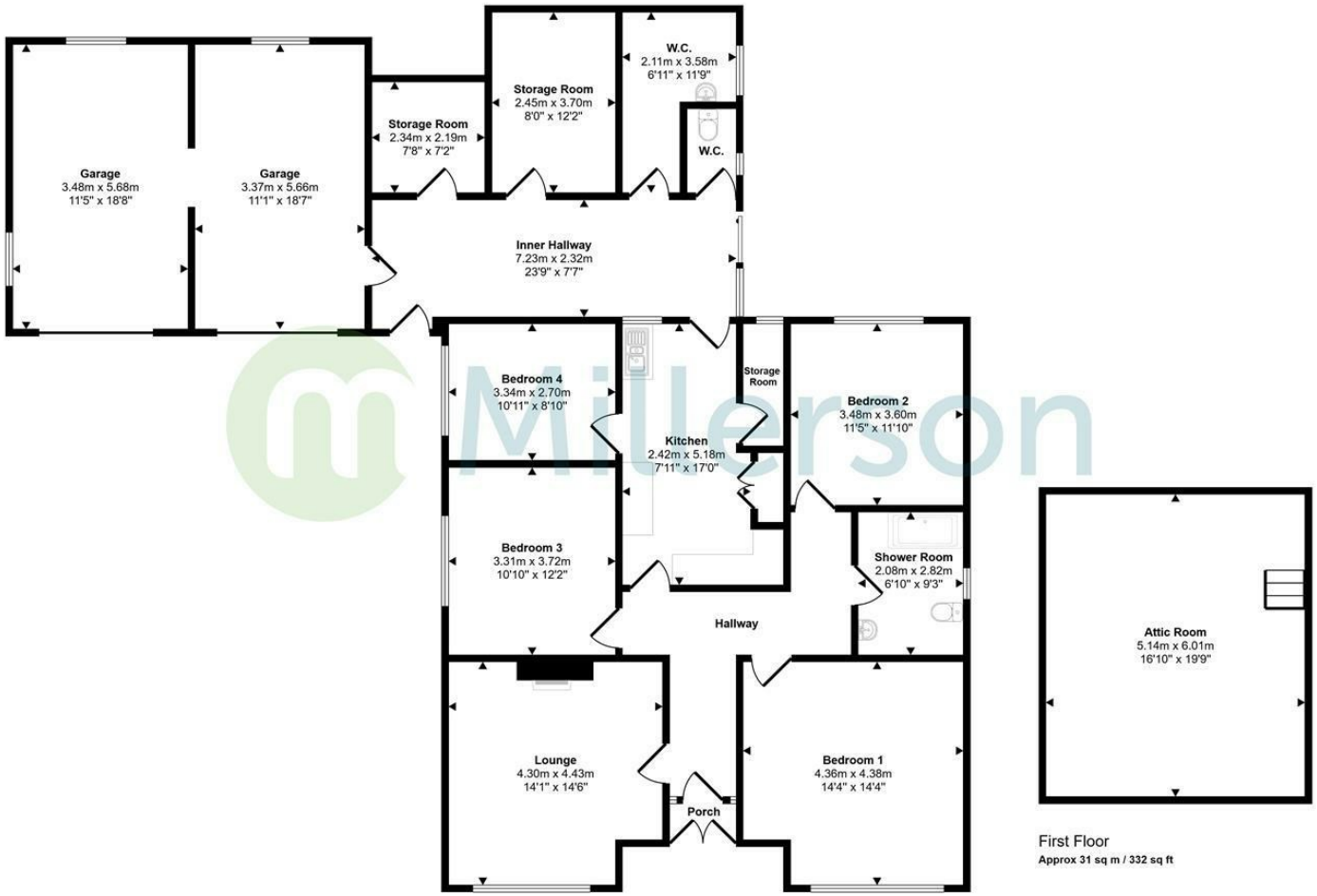
the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







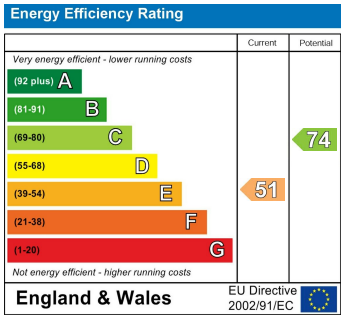
Approx Gross Internal Area
224 sq m / 2408 sq ft



Ground Floor
Approx 193 sq m / 2076 sq ft

First Floor
Approx 31 sq m / 332 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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Here To Help

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PL25 4BB

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