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## St Nicholas Street, Bodmin

A detached five-bedroom Victorian home, set on a generous plot and a prominent position on the approach to Bodmin town centre. Situated within a half mile of town centre amenities and local parks. Boasts impressive period features throughout, large lounge diner, well-appointed kitchen breakfast room and spacious internal accommodation throughout. Must be viewed to be fully appreciated

\*Lounge diner \*Kitchen breakfast room with underfloor heating \*Utility room \*Study \*Five double bedrooms (three with en-suite facilities) \*Family bathroom \*Downstairs WC \*Attic storage space \*Open carport \*Outbuildings to include workshop and gardener's toilet  
\*Generous plot with mature gardens  
\*Gas fired central heating

**Price: £795,000**



56 St Nicholas Street, Bodmin, PL31 1AG.

**ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE AND ARE SHOWN ON THE FLOORPLAN.**

The house is approached via a driveway entrance with stone pillars which open to a large gravel parking area which flows around to the front garden. The front garden is enclosed by walls and has borders containing a profusion of plants and shrubs with a lovely feature being a spring flowering magnolia tree.

To the side of the house is ample parking space afforded by the gravel driveway in front of an open carport, which offers covered parking for two vehicles. Steps and a ramp lead down to the rear garden. Directly behind the open carport there is a large workshop and additional gardeners' toilet. The rear garden is fairly level and enclosed by walls. The garden has a mixture of lawned spaces and a paved patio to the bottom left-hand corner which offers a pleasant sitting out space. The rear garden has a wide selection of borders with mature plants and shrubs. A rear door accesses the lower ground floor and main utility room. A gate opens to reveal an outside storage and woodstore area to the side of the main house.

The main entrance to the property is from the side elevation with a timber front door with glazed overhead panel. This opens into the impressive entrance hallway.

**The entrance hallway** has a Victorian tessellated tiled floor and an attractive timber spindled staircase which rises to the first-floor landing. The half landing has a beautiful stained glass window allowing in plenty of natural light. Doors lead off to a cloakroom and downstairs WC, study, kitchen, breakfast room and lounge dining room.



**The cloakroom and WC** have two double glazed obscured glass sash windows to the front elevation. Tiled flooring, ample space for shoe and coat storage and LED spotlighting to the ceiling. A sliding door opens to reveal the WC which has tiled flooring, pedestal wash basin with house, splashback and a close coupled WC.

**The lounge diner** has two double glazed windows to the front elevation. One of which is an impressive bay window,

both with sash windows, Karndean flooring. An impressive sandstone fireplace houses a woodburning stove. The lounge diner has high ceilings with ornate coving and ceiling roses. The dining area offers ample space for a 10-to-12-seater dining table. The dining end has attractive arched alcoves.



**The study** has a double-glazed sash bay window to the rear elevation, overlooking the garden and offering glances across the neighbouring primary school playing fields. Exposed timber flooring, timber panelled wall and shelving, space for office desk and bureau.



**The kitchen breakfast room** has a dual aspect, with double glazed sash windows to the rear and side elevation. This is the only room which benefits from underfloor heating fired off the mains gas central heating system. The kitchen has a range of high-quality floor-based units comprising cupboards and drawers with silestone work surfaces, inset 1/4 bowl sink and drainer with mixer tap, and central island with further worksurface space and an inset sink with routed drainer. Space for range style cooker. Integrated dishwasher, space for fridge freezer, wall mounted display units, side dresser unit with solid oak worksurface. Space for breakfast table and additional living space with room for settee and a television points set to the rear of the kitchen. This living space has two Velux windows, allowing a good degree of natural light. There are LED spotlights to the ceiling throughout the kitchen breakfast room with three pendant lights over the island and table space. An opening leads to a utility space. A staircase leads down to the lower ground floor and main utility room.



**The first-floor landing** is a spacious, open landing with attractive timber spindled balustrades. Stairs rise to the second-floor landing.

Doors open to three double bedrooms, the main bathroom and linen room.

**The linen room** offers ample linen and clothing storage with hanging rails and built in cupboards and lighting.

**The master bedroom** has a dual aspect with double glazed sash windows to front and side elevation. It is a large bay window to front elevation. Exposed timber flooring. This is a generous double bedroom; a door leads to the ensuite shower room.



**The utility space** has dual aspect double glazed windows to the front and rear elevations. Tiled flooring, space for fridge, freezer and further storage space.

**The main utility room** has a door and double-glazed window to the rear elevation, tiled flooring, floor-based units comprising cupboards and drawers with worksurfaces over. Inset sink and drainer with mixer tap, tiling to splashbacks, space for washing machine. A sliding door opens to reveal large boiler cupboard housing the unvented hot water cylinder (good hot water pressure throughout the property) and the gas fired combi boiler. LED spotlights to the ceiling.

**Ensuite shower room** has a double-glazed sash window to side elevation. Tiled flooring, close coupled WC, generous shower cubicle with mains shower, chrome heated towel rail, vanity wash basin with mixer tap, storage underneath, extractor fan.



**Bedroom two** has a double-glazed sash window to the front elevation. Exposed timber flooring, another generous double bedroom door to ensuite shower room.



**Ensuite shower room** has a chrome heated towel rail, pedestal wash basin, close coupled WC, walk-in shower cubicle with glazed door and mains shower.

**Bedroom three** has a double-glazed sash bay window to the rear elevation, offering a pleasant outlook over the rear garden and across neighbouring school playing fields.



**The main bathroom** is well appointed and has three double glazed obscured glass windows. Tiled flooring, freestanding modern roll-top style bath with mixer tap. Wall mounted mirror with lighting. Vanity wash basin unit and vanity WC unit. Both with integrated storage cupboards. Shaver socket, extractor fan, and LED spotlights to ceiling.



**Second floor landing** has doors leading off to the large attic storage space and two further bedrooms.

**The attic storage space** offers ample additional loft storage space which is easily accessed via second floor landing.

**Bedroom four/sewing room** has dual aspect double-glazed sash windows to the front and side elevations, exposed roof support timbers. This room offers potential as either a large double bedroom, but is currently used as a craft/sewing room. There are three large built in storage cupboards.



**Bedroom five** has a double glazed sash window to the front elevation. Exposed timber flooring, door opening to ensuite shower room.



**Ensuite shower room** has tiled flooring, a close coupled WC, electric chrome heated towel rail. Wall mounted basin with mixer tap. Tiled splashback shower cubicle with main shower. LED spotlight to ceiling.

**Services: Mains water (metered), mains electric, mains drainage, mains gas.**

**EPC Band: D**

**Council Tax Band: F**



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