



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

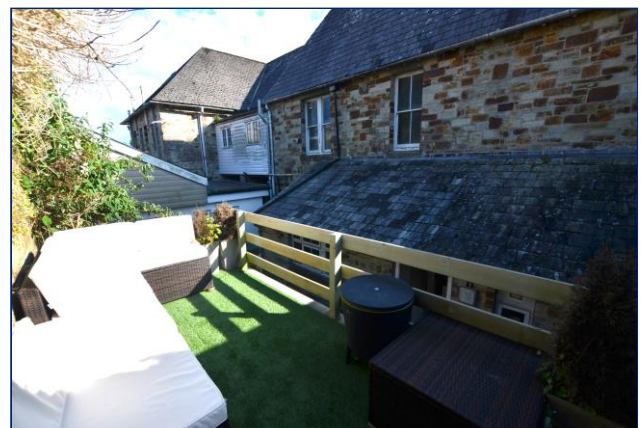
01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Pound Lane Bodmin

A rare opportunity to purchase a substantial Period former Police house located in the heart of the town with fantastic potential and flexible living accommodation. Benefiting from courtyard garden, raised terrace and parking.

- *Period property * 19th Century former Police House
- * Kitchen breakfast room * Living Room
- * Utility room * Dining room / bedroom * Ground floor shower room * Cloakroom * Four further bedrooms
- * Family bathroom * Enclosed rear courtyard with raised decked terrace * Front Garden offering pleasant seating area *Two parking spaces * Gas Central heating *

Offers in Excess of : £350,000



Cherrywood House is a 19th Century former Police House located in a town centre location offering spacious and flexible living accommodation. The property benefits from both front and rear gardens and two allocated parking spaces.

Bodmin offers a range of independent shops along with larger supermarkets, there is a variety of educational facilities including primary/secondary school and colleges. The A30 is easily accessible with fantastic links throughout Cornwall and further afield, Bodmin Parkway Station has regular links to Penzance and London Paddington.

The Property

The front door opens into a large entrance hall, immediately in front of you an impressive staircase leads to the first-floor landing. From the entrance hall doors lead off to all reception rooms and the cloakroom with a wash hand basin and WC. To the rear of the property is the kitchen breakfast room with a fully fitted kitchen comprising cream shaker style floor and wall mounted units with work surfaces over, Belfast sink and space for range cooker, space and plumbing for washing machine and dishwasher. Two large storage cupboards, one containing the Worcester gas central heating Combination boiler and the other offering great storage. Bedroom four is accessed just off the kitchen breakfast room with large window to the rear, space for double bed and exposed stonework.

The living room is adjacent to the kitchen with a large window to the front and feature fireplace at the centre, it is a spacious room with feature picture rails.

On the opposite side of the hallway is the dining room/fifth bedroom with a lovely aspect to the front, a door opens into a ground floor shower room and a further door into the utility room with cream coloured floor based and matching wall mounted units comprising cupboards and drawers, stainless steel sink and drainer unit with storage space under and tiled splashbacks. A door from the utility opens out into the courtyard to the rear.

The stairs from the first floor lead up to the central landing with a large window providing great natural light. To the first floor are three double bedrooms and a family bathroom. All bedrooms are a fantastic size with ample space for beds and further bedroom furniture. The bathroom comprises a panel bath with tiled splashbacks, vanity unit with wash hand basin and WC. Large alcove storage with fitted shelving and cupboard.

Outside

The property is approached via a pathway through the front garden. This is predominantly laid to chippings with a walled boundary and some plants and shrubs, offering a pleasant seating area.

To the rear is a low maintenance enclosed courtyard garden, steps lead up to a raised decked terrace – a real sun trap and perfect spot to spend an evening relaxing.

Large shed.

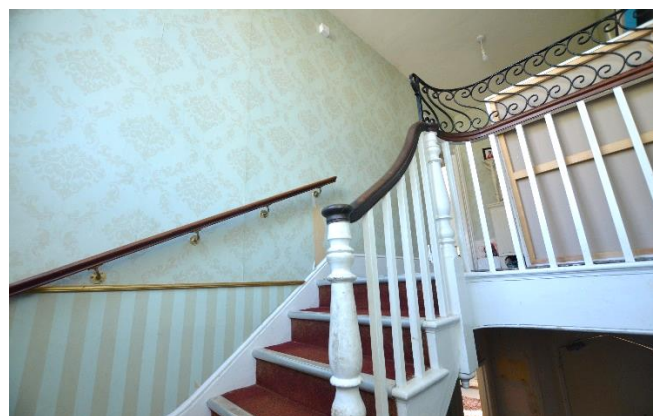
Two parking spaces in tandem.

Area

Internal – 2076 sq ft/ 192.8 so m

Outside - 675 sq ft / 62 sq m

EPC band: E Council tax band: D





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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract





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Approximate Area = 2076 sq ft / 192.8 sq m

For identification only - Not to scale

