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Upper Manor Barn, Tremodrett

****No Onward Chain****

An exciting opportunity to purchase a beautifully presented four-bedroom home, situated in a rural location, within approx. one mile of village amenities and within two miles of the A30.

* Generous entrance hallway * Utility room * Cloakroom
* Kitchen Dining room * Generous living room * Internal lobby with office space * Four double bedrooms (Two with dressing rooms and en-suite shower rooms) * Family Bathroom * Driveway parking for multiple cars * Lawn and patio to the front * Double glazing & LPG fired central heating *

Price: £545,000



Upper Manor Barn, Tremodrett, Roche, St Austell, PL26 8LP.

Timber door with double glazed insert opens into the entrance hallway, a large and light space with wood effect flooring, radiator, inset LED spotlights to ceiling. To the side are two timber doors that open into a generous sized coat and shoe storage cupboard. There are further doors off to the cloakroom, utility and dining room.



To the front elevation is a ground floor cloakroom with window to front elevation overlooking the garden and a tiled flooring. There is a pedestal wash hand basin, close coupled WC, Extractor fan, LED spotlights to ceiling. Opposite this is the utility room to the rear with a door to outside. A generous sized space with light wood effect flooring and LED spotlights to ceiling. There is a range of floor-based units comprising cupboards and drawers with wood effect work surface over. Inset ceramic sink with mixer tap, space for washing machine and freezer, door opens to the boiler cupboard housing a modern combi boiler, matching wall mounted storage units,



Adjacent to this is the open plan kitchen dining area, a dual aspect room with light wood effect flooring and LED spotlights to ceiling. radiator, supplementary electric panel heater, ample space for 10-to-12-seater family dining table and dresser/TV unit, from here is an opening through to the kitchen, three steps lead down to the internal lobby with study space. The kitchen boasts a timber framed double glazed window to the front elevation, tiled flooring inset LED spotlighting to ceiling. There is a fully fitted and equipped

modern kitchen comprising a range of floor-based units with cupboards and drawers with work surfaces over. Inset 1 1/4 bowl sink and drainer with mixer tap, Hotpoint double electric oven and grill, integrated four ring ceramic hob with hood over, integrated dishwasher, space for fridge freezer, matching wall mounted storage units,



Steps from the dining room lead down to the impressive internal lobby with double glazed timber frame window to the rear elevation, picture window looking through to the living room and an impressive timber staircase with spindled balustrade turns and rises up to the first-floor landing space. Above the staircase is a large timber framed double glazed window allowing fantastic natural light into both the lobby and the landing. A timber door with glazed inserts leads into the lounge.



The first-floor landing is a fantastic light and open space with exposed roof timber and a vaulted ceiling with inset LED spotlights. Doors lead off to two bedrooms and a hallway off to the other end of the property and the further bedrooms and family bathroom.



To the front elevation, adjacent to each other are two mirror image double bedrooms, with exposed roof timbers, dressing room and en-suite shower rooms. Both have large timber framed double glazed windows to the front elevation, ample space for large double beds and other furniture. The dressing rooms have space for wardrobes, inset LED spotlights to the ceiling and a doorway through to the en-suite shower room which boasts tiled flooring, chrome heated towel rail, close coupled WC, pedestal wash hand basin, curved corner shower cubicle with glazed sliding door with tiled splashbacks with wall mounted mains shower, inset LED spotlights to ceiling, extractor fan.



The lounge is a dual aspect room L-shaped room with timber framed double glazed French doors to the front elevations opening out on the patio. To the corner of the room is fireplace area with slate hearth and raised plinth with the potential to offer a wood burner installation. There is ample space for sofas, television unit and other furniture.





The bathroom is also to the rear with exposed roof timbers and timber framed double glazed obscured window to the tiled flooring, chrome heated towel rail, white suite comprising pedestal wash basin with mixer tap, tiled splashback, close coupled WC, wide P-shaped panel bath with wall mounted glazed shower screen. wall mounted electric Mira shower, tiling to splashback area, LED spotlights to ceiling, extractor fan.



Outside

Upper Manor Barn is approached via a shared driveway with. The garden for the property sits to the front and comprises a level lawn in front of a patio area which may be accessed from the French doors off the lounge. This makes for a pleasant sitting out space. This is bounded by a low Cornish stone wall separating the garden from the parking area which is laid to lawn and has space to park multiple cars.

EPC BAND:

COUNCIL TAX BAND: C

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