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Priors Barn, Bodmin

****NO ONWARD CHAIN**** A spacious four/five-bedroom H-shaped detached bungalow occupying a generous plot including "secret garden" with small stream located at the end of an extremely sought after cul-de-sac. Ample driveway parking and double garage.

Must be viewed to be fully appreciated.

* Large entrance hallway with separate WC * Kitchen with adjacent dining room and utility * Living room * Four bedrooms (two with en-suites)

* Fifth bedroom/office * Bathroom

* Double garage and ample driveway parking * Set within a generous plot with mature gardens and additional "secret garden" woodland area with small stream * One mile from town centre * Gas central heating

Price: £475,000



3 Priors Barn, Bodmin, PL31 2JT is tucked away at the end of the Cul-de-sac, the property is approached via a driveway offering ample driveway parking for multiple cars and access to the detached double garage.

Double garage: 5.2m x 5.2m. Light and power, generous overhead storage, up and over door to front, courtesy door to side.



ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

The bungalow is entered by the front door which opens out into a large reception hallway which benefits from full length windows to the front allowing in a good degree of natural light.



From the hallway the accommodation separates into two wings. The main living accommodation is to the right-hand side of the bungalow including the kitchen, utility, living room, dining room, large storage cupboard, office/fifth bedroom; and the four main bedrooms, bathroom, large airing cupboard and separate WC to the other side.

Kitchen- 3.5m x 3.3m Window to the side elevation. Range of cream shaker style units with matching floor and wall mounted cupboards, wood effect worktops over, fully tiled splashbacks. Stainless steel sink and drainer unit. Under counter fridge and freezer. Integral dishwasher and oven with four ring hob over and pull-out extractor fan. Central heating radiator. Service hatch through to dining room. Door to utility room.

Utility room- 4.6m x 2m. Window to front elevation. Door with glazed inserts to outside. Wall mounted "Worcester" gas central heating boiler. Central heating radiator. Cream floor based shaker style units with wood effect work top over. Stainless steel sink and drainer with cupboards under. Under counter washing machine and tumble dryer.



Dining room- 3.5m x 3.1m This is adjacent to the kitchen with a service hatch between the two and full-length glazed inserts through to the hallway. Window to the side elevation, space for a family sized dining table and central heating radiator.



Living room - 5.1m x 4.6m Window overlooking rear garden, patio doors to outside patio. Central heating radiators. Feature fireplace with stone surround and slate hearth.



Office/ Bedroom - 3.3m x 3.2m Window to rear overlooking rear patio. Central heating radiator. Cupboard containing "Megaflo" water tank supplying fantastic hot water pressure. Could be used as a fifth bedroom or alternatively an office as it benefits from fibre broadband connection.



Master bedroom - 4m max (2.9m min) x 3.9m. Windows overlooking rear garden. Central heating radiator. Built in wardrobes with hanging rail and shelving. Door to en-suite bathroom.



En-suite bathroom: Obscured window to side. White suite comprising pedestal wash hand basin, WC and panel bath. Central heating radiator. Extractor fan.



Bedroom Two 4.7m x 2.8m. Window to front. Central heating radiator. Door to en-suite shower room.



En-suite Shower room: Obscured window to side. Pedestal wash hand basin with tiled splashbacks, WC, enclosed shower cubicle with mains power shower. Central heating radiator. Extractor fan.

Bedroom Three: 3.5m x 2.3m central heating radiator window to side.



Bedroom Four 3.5m x 2.3m window to side central heating radiator.



Bathroom- 2.5m x 2.2m Obscured window to rear elevation. White suite comprising pedestal wash hand basin with tiled splashback, WC, panel bath, separate shower cubicle with wall mounted mains shower. Extractor fan. Central heating radiator.

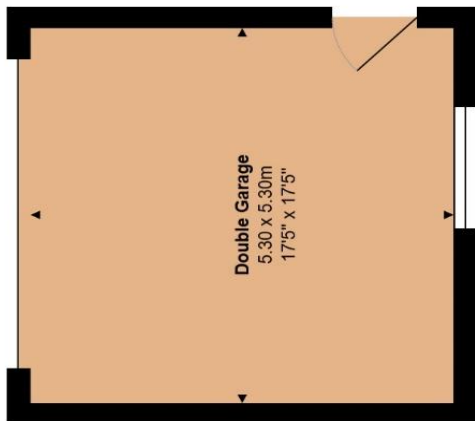


Outside: The rear garden is Southerly facing, the majority of the garden is laid to lawn with many mature plants and bushes bounding the property providing great privacy. To the side of the property is further lawn with a large timber shed. There is a central patio offering a pleasant sheltered seating/barbeque area and beds containing a profusion of flowers. At the bottom corner some steps lead down to a "secret garden" with a wooded area, small stream and pond – a hidden gem!

EPC: C

COUNCIL TAX: E





All measurements are approximate and for display purposes only.