



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Berrycoombe Road, Bodmin

****No Onward Chain****

An exciting opportunity to purchase a Grade II listed four-bedroom Victorian property benefiting from an enclosed walled garden and garage with workshop space.

*Large entrance hallway with original wooden flooring
* Living room * Dining room * Utility room and cloakroom * Four bedrooms * Family bathroom *
* Walled rear garden * Gas central heating * Garage with workshop space and storage above * Close to the town centre and also the Camel Trail *

Guide Price: £360,000



31 Berrycoombe Road is an impressive Grade II listed property located within a few hundred yards from the infamous Bodmin Jail. The accommodation comprises a large entrance hallway with original flooring, living room, separate dining room, kitchen breakfast room, utility room, downstairs WC, large landing, four bedrooms and family bathroom. The property benefits from a generous enclosed low maintenance rear courtyard garden, garage and workshop area along with many original character features throughout.

The property is only a short distance to the town centre and the Camel Trail which provides direct links to Wadebridge and Padstow. The town of Bodmin caters well for day to day needs and has several supermarkets as well as primary schools, a secondary school and leisure centre. Bodmin is situated within proximity to the A30 dual carriageway and has a mainline train station.

The Property

The front door opens out directly into an entrance lobby with further door opening into the generous hallway boasting original wooden floorboard. From here doors lead off to the dining room, living room, kitchen breakfast room, cloakroom, utility room and the stairs to the first floor.



The living room and dining room are situated at the front of the property with windows to the front elevation and feature fireplaces, the dining room has ample space for a family sized dining table and the living room a generous size with fitted shelving and storage.



Towards the rear of the property is the utility room, cloakroom, and kitchen breakfast room. There is small step down from the main hallway to the utility room with its exposed stone walls, wall mounted "Baxi" combination gas boiler, space and plumbing for washing machine and tumble dryer. Adjacent to the utility room is a cloakroom with tiled floor, WC and wash hand basin.



The kitchen breakfast room is of good proportion with a fully fitted kitchen to one end comprising matching floor based and wall mounted cream-coloured units with sink and drainer and space for freestanding oven. To the other end is space for a dining table and feature exposed timber beams to the ceiling, a door opens into the rear garden and an internal door through to the garage and workshop.



The adjacent workshop and garage can be access from the front by large arched double doors opening into the front garage area with original cobbled floor, the workshop is to the rear section with fitted units and a door to the rear garden. Stairs lead up to mezzanine storage and a room to the front offering potential use as either further storage or an office/study with atrium style windows at the centre providing a good degree of natural light.



The impressive staircase leads up to a large central landing with original floorboards and doors off to all bedrooms. There are four double bedrooms to the first floor and a family bathroom. The family bathroom comprises a suite with wash hand basin, WC and panel bath with tiling to water sensitive area and some alcove storage.



Outside

To the rear of is an enclosed walled courtyard garden enjoying views of Bodmin Jail and raised beds with mature shrubs. A private seating area is tucked away, accessed through an arched opening.

EPC BAND: E

COUNCIL TAX BAND: C

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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