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Peswar Gwyns, Sweetshouse, Bodmin, PL30 5AW

A detached two-bedroom bungalow with a substantial workshop, garage, and gardens with extensive views.

*Hall *Lounge with stone fireplace *Kitchen
breakfast room with Rayburn *Two bedrooms
*Shower Room *Study/dining room *Rear lobby
*Garage *Workshop *Ample parking *Garden with
extensive countryside views

Price: £275,000



Located in the hamlet of Sweethouse, between the major towns of Bodmin and Lostwithiel, and amenities are close at hand.

The main A30 dual carriageway is within a couple of miles, and offers excellent links to the remainder of the county and beyond.

The property offers a rare opportunity to purchase a detached bungalow standing on a level plot. From the rear, there are wide and extensive views over Lanhydrock. Internal viewing is highly recommended.

The Accommodation with approximate measurements is as follows:

Front door opens to internal hallway with built in cupboard, airing cupboard with factory lagged water cylinder, loft access, and doors leading to the

Lounge **4.25 m x 3.6 m** – feature stone fireplace, tv shelf, bay window.



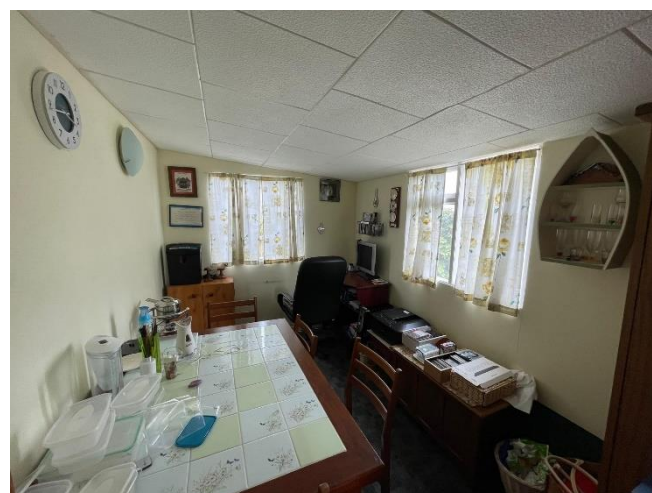
Kitchen breakfast room **4.65m x 3.6 m** comprising matching floor and wall-based units, gas fired Rayburn royale, stainless steel sink, and plumbing for a washing machine.



Door to rear lobby **2.6m x 1.89m** and further to rear garden.



Dining room/study **3.24m x 2.2m**



Bedroom one **3.86m x 3m**



Bedroom two **2.9m x 2.48m** wall mounted electric heater.



Shower Room comprising a double shower cubicle with electric shower, vanity unit, wash hand basin, low level w/c, and Dimplex heater.



Outside

There is a parking area for numerous vehicles, lawns with shrubs and hedging boundaries, spectacular views to rear, detached garage, storage area, and workshop **5m x 4.25m**.



Epc Band: Awaited

Council Tax Band: C



Measurements are approximate. Not to scale. Illustrative purposes only
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