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Penarth, St Blazey Gate, Par, PL24 2EF

A substantial detached house currently being used a business but with potential to be a big family home

*Spacious Detached House *Kitchen *Dining Room
*Up To Six-Bedrooms *En-suites *Office Space *Gas
Central Heating *Driveway Parking *Front And Rear
Garden *A big family home *Currently used as a guest
house with an annex *

Price: £399,950



ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

This spacious detached house is currently used as a business, providing accommodation to guests in three well – presented bedrooms with en-suites, whilst to the left-hand side of the property is the current owners two-bedroom living space.



As you enter the property to the right is the kitchen **3.60m x 2.43m** which is currently used for the business, and has a double gas cooker. Following on from the kitchen is an office and a WC, whilst around to the left is a storage/utility area.



Following on from the dining room, on the left is currently a downstairs bedroom **2.26m x 3.88m excess of 1.31m**, with an en-suite **2.45m x 1.38m**. This is a front facing room with the potential to be converted back into a lounge or dining room.



From the hallway, a staircase leads up to the first-floor landing, where there are two bedrooms. The first is **3.9m x 3.71m** with an en-suite **2.7m x 1.87m**, and is a light, airy and spacious room.



Walking through the entrance hallway leads to the current dining/breakfast room, **3.34m x 3.44m**. this spacious, airy room with a bay window follows through to the main hallway, which leads to the bedrooms.



To the right is an alcove with storage cupboard, which leads to a rear facing downstairs room **3.04m x 2.78m** with en-suite **0.99m x 3.19m**. Currently configured as a place for 'family & friends' to stay, this space could easily be made into a 'den', games/ recreation room, 'home gym/workout' area or similar.



Immediately along the landing from the first bedroom is the second, **3.46m x 3.31m**, with its en-suite, **2.1m x 2.1m**, to the right. Situated in the center of the property as a whole, this could make the perfect 'master bedroom'.



With its two spacious upstairs bedrooms with large en-suites, and option to retain the two downstairs bedrooms as they are, or adapt either or both for other use, this main part of the house has the potential to be reverted back into a big family home.



This property has a two-bedroom annex to its left-hand side, with its own front and rear entrances, plus a connecting door. Entering the annex through that leads into the open-plan kitchen/dining/living room area, **5.45m x 4.20m excess of 5m.**



With both front and rear facing windows and doors which let in plenty of natural light all day, and with wall-mounted lights and wood beams running along the ceiling, the downstairs living space is a pleasant area to be in, day or evening.



As you follow up the stairs to the landing, which has a shallow built-in wardrobe/storage area, on your first right is the cosy rear-facing bedroom, **3.22m x 2.46m.**



Along from the rear bedroom is the front-facing one, which at **3.22m x 2.87m** is slightly wider, and has plenty of room to accommodate a double bed along with a wardrobe and chest of drawers.



Following on from the bedrooms is the bathroom **1.87m x 1.79m** with a large shower, a white basin with cupboard storage beneath, along with a WC. It is finished with light grey wall tiles and a dark grey slate effect vinyl type flooring.



Outside: From both the annex and rear of the main house are doorways to access the rear and side garden areas, along with a small workshop/storage unit at the end of the rear extension. The rear garden is low maintenance with a few flower borders, and both a small toolshed and small 'summerhouse'. A gate provides access to the car parking area at the side rear area.



Following around the rear garden area is a secluded side garden, currently with a variety of lovely flowers and shrubs. The low fence fronting this area leads in turn to the property's substantial front garden, which has two small lawns, and a selection of small trees, shrubs and other plants down to the front wall and fence line, as well as ample car parking.

EPC BAND: C Council Tax Band: A