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Warleggan, Mount, Bodmin

****VIDEO TOUR AVAILABLE****

A rare opportunity to purchase a beautifully renovated two double bedroom home on the edge of the moorland hamlet of Warleggan. Occupies a generous plot in an elevated position offering far reaching moorland and countryside views to the South. Must be viewed to be fully appreciated.

*Dual aspect to all rooms * Lounge * Kitchen diner with multi-fuel burner * Reclaimed marble fireplaces and workplaces * LPG fired central heating * New double glazing * Far reaching countryside views * Potential to extend (pending the relevant planning permissions)

Offers in Excess of: £260,000



I Lower Thorne, Warleggan, Mount, Bodmin, PL30 4HB

I Lower Thorne has been extensively renovated by the current occupiers and has been maintained to a fantastic standard. It occupies a very generous plot offering potential for the creation of ample off-road parking, there is however ample parking available for multiple cars only a few yards from the front gate.

The front garden faces in a Southerly direction and is enclosed by a Cornish wall and timber fencing. There is a paved patio area which offers a pleasant sitting out area which will benefit from a good amount of afternoon and evening sun (weather permitting!)



The rear garden extends a fair distance away from the house and is again mostly enclosed by Cornish walls and timber fencing.



The house is entered via an entrance porch on the front elevation which offers ample space for shoe and coat storage. A timber door with obscured insert opens into the hallway. The hallway has an attractive, newly tiled floor with doors leading off to the kitchen diner and lounge.

The lounge benefits from a dual aspect, overlooking both front and rear gardens. It has wood effect flooring, radiator, television point and a stunning marble feature fireplace with slate tiling to the hearth edge which houses an electric flame effect fire.



The kitchen diner overlooks the front garden, with a small window to the rear and obscured glass panel door which accesses the rear garden. The kitchen units have been hand-made from solid oak and are topped with a reclaimed marble work surface. There is space for an electric cooker with hood over. The splashback is tiled with a modern grey design with wall mounted oak shelving and crockery storage either side. A doorway to the rear opens to an additional utility area which has a window looking over the rear garden. The floor units match those in the kitchen and house a Belfast style ceramic sink in the centre. There is space for a washing machine and fridge freezer. A new Worcester combi boiler was fitted in 2019. There is another set of oak storage units mounted on the wall which offer a space for a microwave.



The dining area of the kitchen offers sitting space, with a movable breakfast bar/worktop island which is made from solid oak and has a reclaimed marble work surface. There is also a beautiful inset fireplace with stone hearth and tiled surround housing a multi-fuel burner. A door opens to an under-stair storage pantry with inset LED spotlighting

The first-floor landing has a timber spindled balustrade, loft hatch leading to a partially boarded storage space and doors leading to the two double bedrooms. A window overlooks the rear garden.



Bedroom one has a dual aspect, offering some lovely far-reaching views to the front. There is a built-in storage cupboard offering wardrobe space. An exposed brick chimney breast with marble feature fireplace provides a lovely additional feature.



Bedroom two offers the same far-reaching views to the front. There is a built-in storage cupboard offering wardrobe space. This is also a double bedroom.

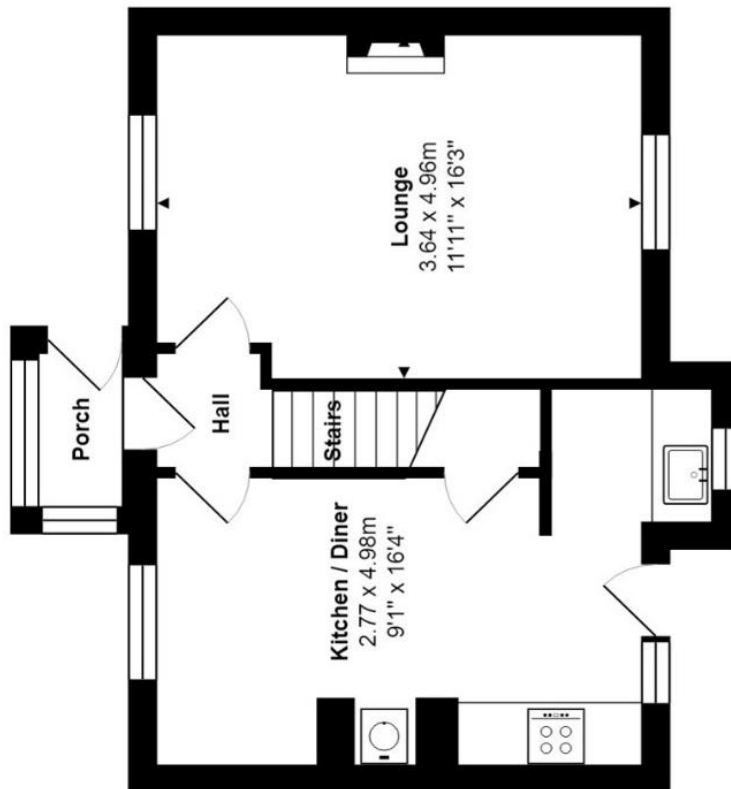


EPC BAND: AWAITED

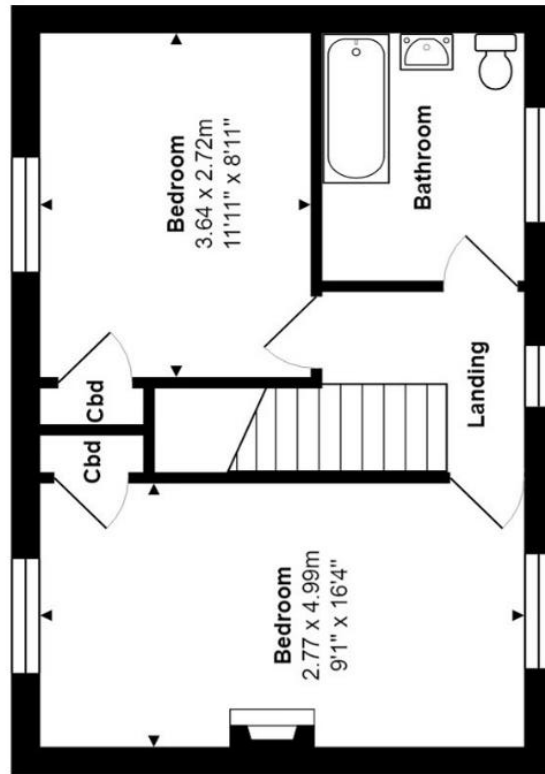
COUNCIL TAX BAND: A

The bathroom has an obscured glass window to the rear and vinyl flooring. It is fitted with a modern white suite comprising low level WC, panel bath and pedestal wash basin. The splashbacks are tiled and there is a wall mounted electric shower and glazed folding screen. There is also a chrome heated towel rail.





Ground Floor



First Floor

All measurements are approximate and for display purposes only.
 Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
 Any figure given is for initial guidance only and should not be relied upon as a basis for valuation