



Bodmin Office
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Bodmin
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Turf Street, Bodmin

A beautifully renovated characterful three/four-bedroom Victorian property situated in the heart of Bodmin conservation area. Features parking space to the front, larger than average enclosed rear garden and period features throughout.

* Kitchen/breakfast room * Two reception rooms * Family bathroom and further shower room * Three bedrooms on first floor * Understairs study * Attic room on second floor * Beautifully presented with bespoke fitted double-glazed sash windows * Generous rear garden with covered patio seating area * Partial electric underfloor heating
* Parking space to the front *

Price: £325,000



Turf Street is situated in the heart of Bodmin's conservation area, within easy reach of the town centre's amenities including shops, St Petroc's church, restaurants, public houses and cinema. It sits between St Nicholas Street, Dennison Road and Priory Road.

The property is presented to an exceptionally high standard and is a credit to the current owners, it has been sympathetically renovated yet still retains many period characteristics and Victorian charm.

THE PROPERTY

The house is entered through a large timber front door into a classic Victorian style entrance hall with a section of tiled flooring before the main hallway. Immediately to the left is a door through to the first of the reception rooms (currently used as a dining room). From the main hallway a staircase with original spindled balustrade and timber panelling to the side ascends to the first-floor landing. The hallway then opens toward the kitchen and living room, both located to the rear of the property.

The dining room has a double-glazed sash window to the front elevation, to the centre of the room is a feature period fireplace and mantel with a slate tiled hearth. This room will comfortably accommodate a large family dining table. An opening links this room to the adjacent living room creating an open family style room.



The living room has French doors to the rear out onto the covered patio and the rear garden. There are fitted storage

cupboards to alcoves and recently installed log burner with slate hearth.



The kitchen breakfast room sits at the rear of the house and has a side door which opens to the rear garden and patio. It is a well-appointed room with a tiled floor, range of floor based and wall mounted cream shaker style units with work surfaces over. There are a range of built in appliances to include electric double oven and grill, ceramic hob, fridge freezer, dishwasher and washing machine.



The first-floor landing is a galleried-style space with the same spindled balustrade as the staircase. There is a fantastic amount of natural light from a high skylight space fitted with an electronically remote-controlled Velux window.



Doors lead off to three bedrooms, family bathroom, separate shower room and WC. The current occupiers have created a small study/computer room from a former storage space under the stairs leading up to the attic room.

The family bathroom is at the rear of the property, it boasts has tiled floor and a period style suite comprising pedestal wash hand basin and a roll top bath to the centre. To the side elevation is an obscured glass double glazed sash window. This room also has a period feature fireplace and integrated LED lighting to the ceiling. A door opens to a cupboard which houses the unvented hot water cylinder.

Adjacent to the bathroom is a separate 'guest' shower room which has a double shower cubicle with mains shower, a low-level WC and pedestal basin.



The main bathroom, shower room and tiled landing section benefits from electric under-floor heating.

All three bedrooms are of good size and have modern, wall mounted electric panel heaters. To the front elevation, overlooking Turf Street are two bedrooms; one being a large double of traditional rectangular layout and the second an L-shaped room.





The third bedroom is situated to the rear overlooking the large rear garden and boasts a feature period fireplace.



A second staircase leads from the first-floor landing, offering access to a spacious attic room with a sash window overlooking the rear and storage space to the eaves.



Outside

To the rear is an enclosed generous walled garden with a covered patio section accessed directly from both the living room and kitchen. The garden has lawned sections and areas laid to chippings, there are mature trees and shrubs along with many specimen plants.

COUNCIL TAX BAND: F

EPC BAND: G





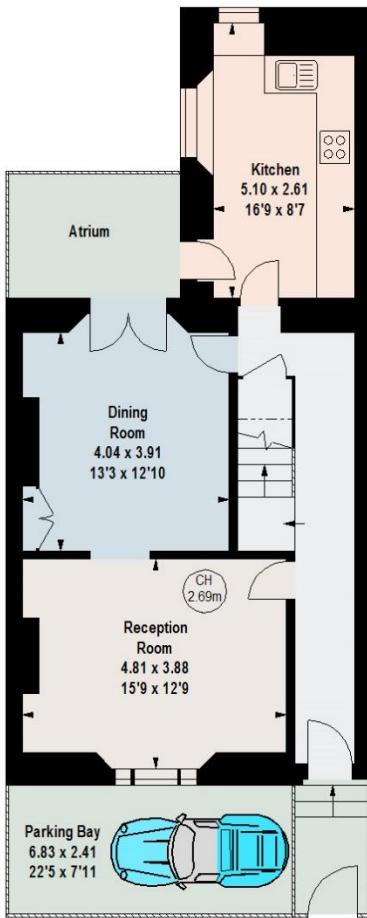
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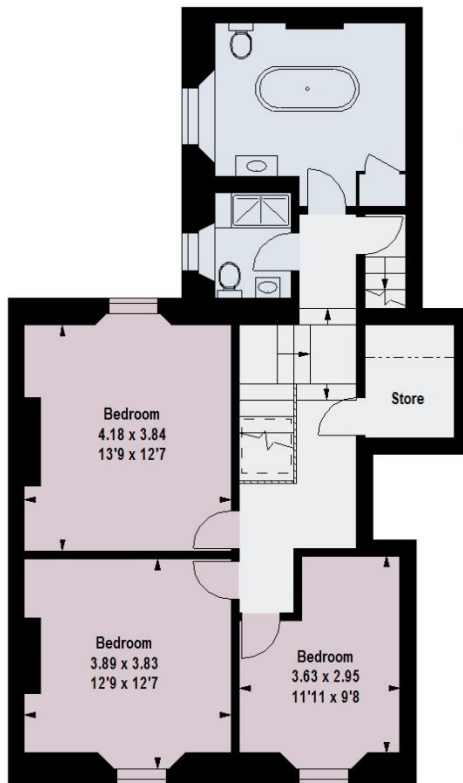
These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

Turf Street, PL31

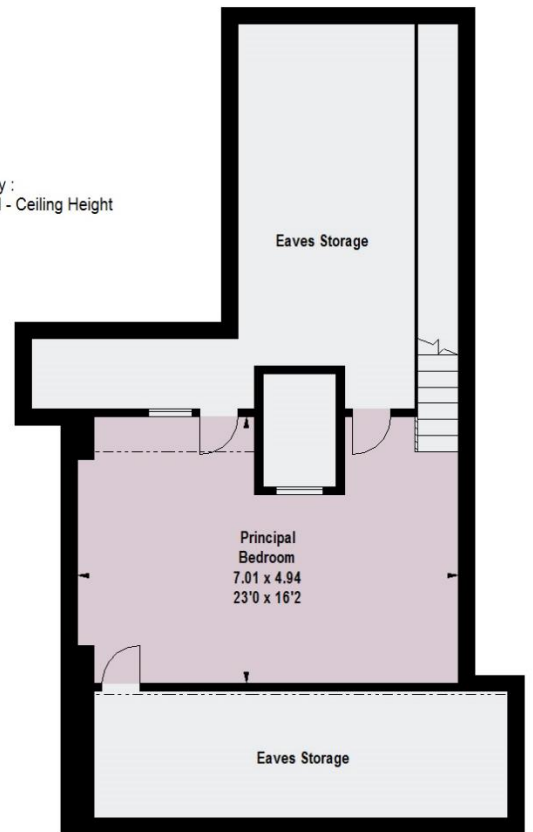
Approximate gross internal area
 2397 sq ft / 222.68 sq m
 (Including Eaves Storage)
 Eaves Storage
 508 sq ft / 47.19 sq m



Ground Floor



First Floor



Second Floor

Key :
 CH - Ceiling Height

Illustration For Identification Purposes Only. Not To Scale
 *Floorplan Drawn According To RICS Guidelines