



Chybean



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St. Teath, Bodmin, PL30 3LR

St Teath - 1.5 miles Port Isaac - 5 miles Trebarwith Strand - 4 miles

A comfortable detached bungalow set amidst a plot of 0.4 acre with lovely country views and potential for redevelopment.

- Generous level plot of 0.4acre
- Detached bungalow
- Open plan living area
- Mature garden
- Council Tax Band B
- Scope for redevelopment (STP)
- 3 Bedrooms (1 en-suite)
- Near coastal location
- Freehold

Offers In Excess Of £450,000

SITUATION

Chybean is situated on the B3144 between Port Isaac and Delabole, opposite Sea View Farm Shop and Cafe. Port Isaac is a historic fishing village, perhaps best known as the location of Doc Martin and home to the Fisherman's Friends with the peaceful Port Gaverne lying just beyond.

The village of St Teath is only 1.5 miles away, offering a post office, well-regarded pub, an award-winning café, preschool and primary education, a church, and a village hall. Around 4 miles away on the North coast is Trebarwith Strand beach, owned by the National trust and known locally for its surfing.

For a wider variety of shopping, the nearby market town of Camelford, 6 miles away, has a supermarket, medical and veterinary services, schooling and leisure amenities. Wadebridge, located 9 miles to the south, on the River Camel, is home to the famous Camel Cycle Trail, which links the towns of Padstow and Bodmin.



THE PROPERTY

Set amidst gardens and grounds of around 0.4acre with far reaching rural views, Chybean is a detached bungalow thought to have been constructed of mass concrete with later cavity block extensions, under a part 'turnerised' roof.

The accommodation is well presented throughout and comprises a spacious open plan living area with high vaulted ceiling in the sitting room, complete with exposed roof timbers and french doors opening to the sun terrace. The kitchen is appointed with a range of Shaker style units and has views over the garden. Concluding the accommodation are three bedrooms (one en-suite) and a shower room.

Whilst the bungalow is extremely comfortable, the potential that exists with the plot will prove attractive to some buyers. The neighbouring property is currently undergoing a programme of extension and renovation which includes the addition of a first floor to capitalise on the wonderful coastal and country views. The barn to the rear is also scheduled for conversion into a dwelling. The plot of Chy Bean could possibly lend itself to an additional dwelling (subject to all necessary consents).

OUTSIDE

Currently the property is approached off the B3314 to a driveway with space for a number of cars. The gardens then wrap around the bungalow and border open farm land on two sides. Generally level, these mature grounds include a substantial workshop and areas of lawn.

SERVICES & NOTES

Mains water and electricity. Private drainage system (type unknown). Air source heating and solar panels. Mobile coverage is limited indoors and likely outdoors (Ofcom). Standard broadband is available in the area (Ofcom)

The non-traditional construction of the original bungalow may effect the ability to gain a mortgage.

VIEWINGS

Strictly by prior appointment with Stags Wadebridge Office on 01208 222333.

DIRECTIONS

From Wadebridge take the B3314 towards Rock & Delabole. Pass through the small hamlet of Pendogett and continue to Sea View Farm Shop. Chybean is on the left hand side, where a For Sale Board has been erected.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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