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Chapel Cottages, Halgavor Lane

A spacious semi-detached two-bedroom character cottage on the rural outskirts of Bodmin town boasting fantastic countryside views, off road parking and garage.

****No Onward Chain****

* Entrance hallway * Kitchen * Dining room * Living room with wood burner * Conservatory * Utility room
* Downstairs WC * Two double bedrooms * Family bathroom with separate bath and shower * Mature and established rear garden (rented) with summerhouse, potting shed, and large storage shed * Raised decking * Garage and driveway parking for two cars * Stone outbuilding * Oil fired central heating *

Price: £280,000



I Chapel Cottages is a well presented two-bedroom character cottage- formerly a Wesleyan chapel dating back to 1860. The internal accommodation is deceptively spacious with separate kitchen, dining and living room, to the rear is a conservatory overlooking the garden and offering superb countryside views and a separate utility room with cloakroom. The first floor comprises two bedrooms and a generous sized family bathroom.

Located on the rural outskirts of Bodmin town the property is conveniently placed to enjoy both the countryside views whilst only being a mile from the town centre. Bodmin town centre offers all day-to-day amenities, supermarkets, doctors' surgery, primary schools, secondary school and two colleges.

The Property

Front door opening into entrance hallway, wooden flooring, window to rear elevation and feature alcove. To the right is the dining area, wood effect flooring, windows to the front and side providing a good degree of natural light and beamed ceiling.



Off the entrance hall to the left is the kitchen with two windows to the front elevation, wood effect flooring and beamed ceiling. Light coloured shaker style kitchen units with wooden work surfaces over and matching wall mounted display units. Stainless Steel sink and

drainer with storage under, space and plumbing for undercounter dishwasher, space for free standing fridge freezer. Oil fired range cooker with two hot plates, oven and warming drawer, the range is used both for central heating and cooking.



At the rear of the property is the living room, a wood burner sits to the centre of the room- set within a stone fireplace, beamed ceiling, and alcove shelving. Stairs up to first floor landing and patio doors to conservatory.



The conservatory enjoys an outlook over the rear garden and Herringbone wooden flooring, a step down and doorway opens to a good-sized Utility room with Belfast sink unit, space and plumbing for washing machine. Door to cloakroom with WC, internal door to garage and door to outside.



The stairs from the living room lead up to the first-floor landing. Straight ahead is an airing cupboard containing hot water immersion tank. To the right is the main bedroom with fitted wardrobe and cupboards, space for double bed and large window to the rear offering far reaching views.



Adjacent to this is this family bathroom, a large room with light wood effect flooring, fitted unit storage space under and with inset wash hand basin, WC, Shower cubicle with wall mounted shower, bath and heated towel rail.



On the other side of the landing is bedroom two, a triple aspect room with space for double bed and other bedroom furniture.



Outside

To the rear of the property accessed from the utility is a raised decked area, this offers a pleasant place to sit and enjoy the sunny aspect during the daytime. The garden is well established with some low maintenance patio and chippings sections and also many mature plants, shrubs and bushes. There is a summerhouse which enjoys the evening sun and potting shed at the bottom of the garden with a larger shed for storage on the other side of the garden.

Stone outbuilding

Garage

Driveway parking for two cars

Agents Note

The current owner (and previous owners) rent the rear garden from a neighbouring farmer for £3 per week (£156 per annum).

The neighbour benefits from a right of way to access the rear of their garage (adjacent to the garage for No.1), this is down the pathway to the side of the property.

EPC BAND: Awaited

COUNCIL TAX BAND: B





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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