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Bodmin
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Tremayne House, Bodmin

An exciting and rare opportunity to purchase a truly unique four/five-bedroom home, situated within a Grade II listed building which forms the central part of the former Bodmin Hospital. Offers a very interesting internal layout, with spacious accommodation boasting a mixture of both period and modern features, including two separate outside terraces. Benefits from fully managed communal outside spaces and allocated parking for two cars.

*Stunning Entrance Hallway *Study *Gym and Sauna
*Four En-suite Double Bedrooms *Utility room
*Spacious Lounge *Well Appointed Kitchen Breakfast Room *Separate upstairs WC *Two private balconies

Price: £495,000



32 Tremayne House, Park Drive, Bodmin, PL31 2QZ. (Floorplan shown on final page).

From the two parking spaces, the property is approached via a brick paved pathway which bisects a communal lawn. The front door is a timber door with glazed inserts. This opens into the stunning entrance hallway. There are attractive timber framed windows to either side.

The entrance hallway, offers ample space for shoe and coat storage, house plants and a bench. A straight staircase with attractive timber spindled balustrade leads up to the main hallway, door to storage space underneath. From here a beautiful turning staircase with timber spindled balustrade leads up to the landing. Inset lighting illuminates this staircase beautifully. Door to under stairs storage cupboard, a doorway opens to reveal an inner hallway. A set of double doors opens to the study.

The study has a timber framed window, wood effect flooring and offers ample space for a large work station area and further storage.

The inner hallway has doors leading off to the gym/fitness room, bedrooms one and two and the utility space. The inner hallway has a high ceiling with inset spotlights and exposed roof timbers.

The utility is fitted with a range of floor-based units with granite worksurfaces over and inset sink and drainer with mixer tap. Space for washing machine. Tiling to splashback area. Matching wall mounted storage units.

The gym/fitness room has a timber framed window, wood effect flooring and an array of built-in storage. An opening leads to an additional restroom/sauna space. The sauna offers space for four people with outer restroom facilities to include a pedestal wash basin and WC.

Bedroom one has a timber framed window and is an exceptionally large double bedroom with a door opening to an ensuite bathroom which provides a panel bath, close coupled WC, wash basin and separate corner shower cubicle with mains shower.

Bedroom two has a timber framed window and is another similarly large double bedroom with door opening to ensuite shower room, comprising close coupled WC, wash basin and generous shower cubicle with mains shower. A door opens to the boiler room which offers space for linen storage and houses the unvented hot water cylinder and central heating boilers.

From the first-floor landing there are doors opening to the lounge, kitchen breakfast room, additional WC, bedrooms three and four and the dining room/bedroom, five.

The lounge has a dual aspect with two timber framed windows with another large timber framed window opening to offer access to a pleasant sun terrace/balcony. The lounge also offers a home bar area with additional storage space behind. Wood effect flooring, benefits from a wall mounted electric flame effect fire offering a nice focal point.

The kitchen breakfast room offers a dual aspect with timber framed windows, wood effect flooring, a range of floor-based units comprising cupboards and drawers with granite work surfaces over. Tiling to splashback areas. Inset sink and drainer, space for range style cooker and hob with extractor hood over. Integrated fridge freezer and dishwasher. Matching wall mounted storage units with downlighters.

First floor WC comprises close coupled WC. Pedestal wash basin, extractor fan.

Bedroom three (which offers a great optional master bedroom) has a timber framed window which opens to provide access to a second sun terrace/balcony. This is another large double bedroom offering ample space for a king sized bed and freestanding furniture. A door opens to reveal a large en-suite bathroom which comprises a pedestal wash basin, close coupled WC and a large sunken bath.

Bedroom four has two timber framed windows. It is a spacious double bedroom with a door opening to an ensuite shower room with a timber framed obscured glass window. The shower room comprised a close coupled WC, twin pedestal wash basins, corner shower cubicle with mains shower.

The dining room is situated opposite the kitchen breakfast room across the landing. Timber framed window. Currently uses a dining room which offers space for a family size dining table, but may also be used as a fifth double bedroom.

The property sits in a development which has fully managed communal gardens as part of the service charge. For more information on service charges, please contact The Property Shop. The management company is Belmont Property Management Ltd.

The property is of Leasehold tenure and we understand is to be sold with the remainder of a 999-year lease which commenced in 2003.

EPC BAND: EXEMPT (GRADE II LISTED BUILDING)

COUNCIL TAX BAND: F



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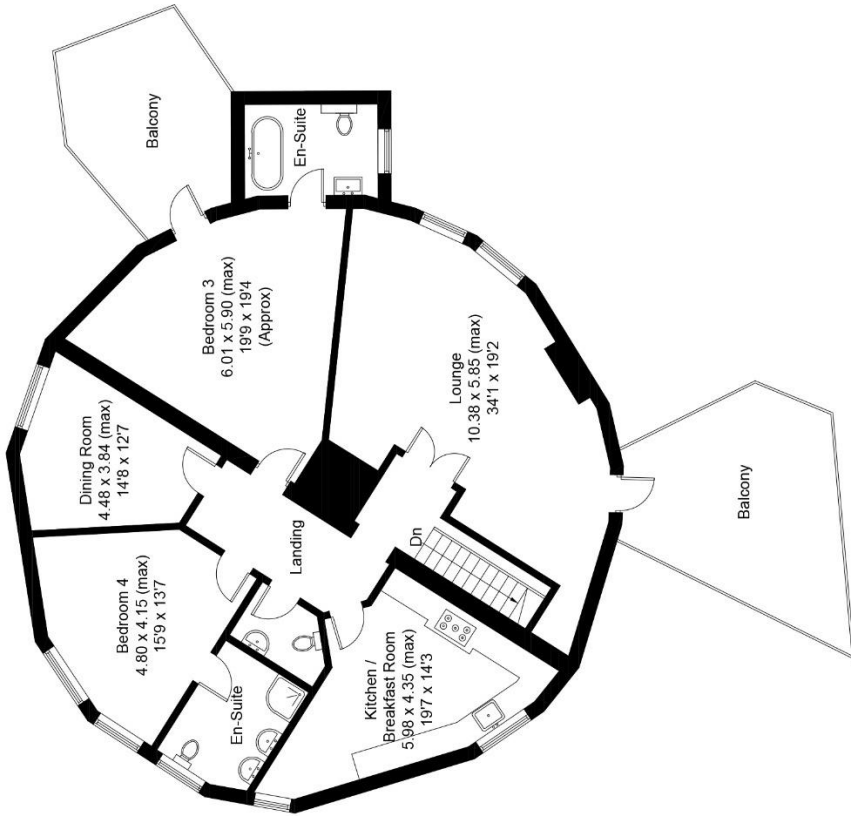




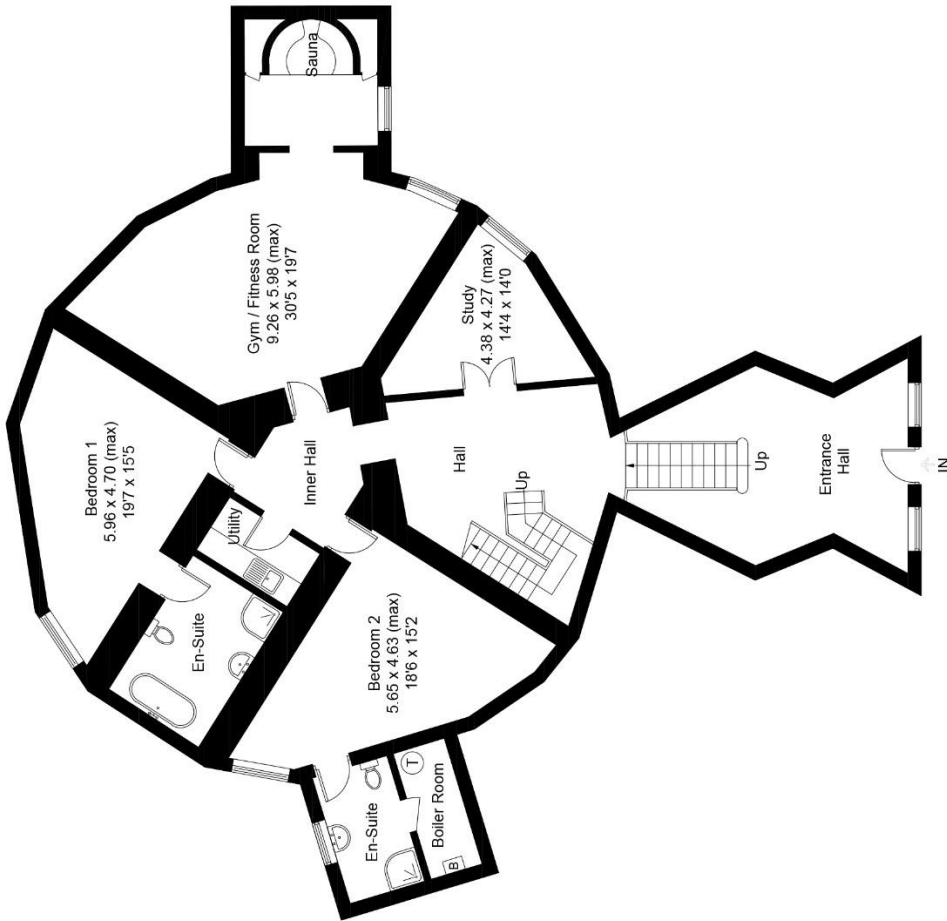
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Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID947753)