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Newland Preeze, Millpool

****Country House****

A well-presented and rural three double-bedroom country house boasting character and charm, situated in the popular moorland village of Millpool, with an extensive garden and ample parking.

*Dining room *Kitchen breakfast room *Lounge
*Sunroom *Conservatory *Utility *Downstairs
bathroom *Three double bedrooms *Family
bathroom *Extensive gardens with stream running
through *Outbuildings *Ample parking *Oil fired
central heating

Guide Price: £550,000



Newland Preeze is a very well-presented country house in an idyllic location within the moorland village of Millpool, set in extensive, mature gardens of approximately an acre with a stream running through. There is ample parking on a historic tennis court and various outbuildings.

The sought after village of Millpool neighbours Cardinham, Mount and St Neot. Day to day amenities can be found in the nearby town of Bodmin, consisting of several supermarkets, primary and secondary schools, colleges, as well as a link to the railway line at Bodmin Parkway. Access to the A30 is within a mile, suitable for those who commute.

The Property

The property is accessed via a private lane leading from Chapel Lane. A couple of steps lead down to the front door which opens into an internal porch, with folding doors to an undercounter space, with worktops above.



A hallway with slate flooring leads into the dining room and consequently through to the kitchen, with doors leading off to the lounge, sunroom, utility, and stairs to the first floor.



The dining room **4.20 m x 3.01m** is spacious, with a stone walled fireplace, and an internal window through to the sunroom, with a window seat below, providing plenty of natural light.



The lounge **6.15m x 3.70m** is spacious and triple aspect, allowing plenty natural light, with an impressive feature wall surrounding the wood burner.





The kitchen **6.04 m x 2.52m** comprises matching floor based and wall mounted units, with marble granite worktops above, ceramic sink and drainer unit below a window overlooking the garden, and a Rayburn, that provides the central heating and hot water. A breakfast bar area is located to the rear of the kitchen with cupboards mounted above, and both oak and marble granite worktops. A door leads into the utility room.

The utility room **2.42m x 2.24 m** provides a convenient separate area for appliances with worktops over, and a Velux window. A door leads into the rear garden, and another into the recently renovated downstairs bathroom.



The bathroom **3.17m x 2.22m approx.** comprises a panel bath with wall panels surrounding, a shower cubicle with mains powered shower, w/c, pedestal wash hand basin, and wall mounted heated towel rail. The bathroom provides access to a small loft space.





Stairs with storage cupboards under lead up to the first-floor landing, with doors to all three double bedrooms and the family bathroom.

The master bedroom **4.21m x 3.17m** is a generous double, with ample space for freestanding furniture, as well as having a built-in wardrobe, a window overlooks the garden and offers pleasant countryside views, and a wall mounted radiator is below.



The sun room **5.61m x 2.40m**, leading off of the dining room is a generous size, with terracotta tiled flooring and large windows facing the garden.



The second bedroom **3.20m x 3.00m** is another generous double with built in storage, and a window overlooks the garden.



The conservatory leads from the sunroom, carrying the same terracotta tiles, with full length glazed windows giving an outlook to the extensive and mature garden, and doors providing access outside.



The third bedroom **3.55m x 3.01m** sits to the front of the property and is another double, with a feature deep windowsill and built in shelf.



The family bathroom **3.00m x 2.70m** (including louvered cupboards) comprises a panel bath with mains powered shower above, pedestal wash hand basin, w/c, built in cupboards storing the immersion tank, and a deep-set window with slate windowsill. The bathroom also provides access into the main loft space.



Outside

The property is set within approximately an acre plot, and a historic tennis court provides ample parking/hard standing space. Extensive and mature gardens with an array of bushes, shrubs, and trees surround three sides of the property, with a stream running through. Additionally, there are patio areas closer to the house, a summerhouse, log shed, and pond. The oil tank is located to the side of the property.

The property owns a car port/garage and stone outbuildings to the side of the lane.

Council Tax Band: D

Epc Band: F





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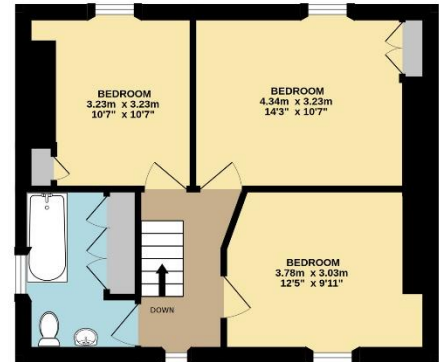
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GROUND FLOOR



1ST FLOOR



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