

PENRUTH COTTAGE



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Bodmin, PL30 5LA

Guide Price: £250,000



£250,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Located in the tranquil village of Nanstallon, this Three-bedroom semi-detached cottage offers a wonderful opportunity to create your perfect home. While the property does require some updating, it boasts plenty of character and potential. The cottage features a charming conservatory entrance, leading you into the heart of the home.

The cosy lounge is a highlight, complete with a traditional fireplace and original beams, adding to the rustic charm of the property. This room offers a welcoming atmosphere, perfect for relaxing or entertaining. With a bit of modernization, it could become the heart of a beautifully updated home.

Outside, the property offers a lovely garden, providing a private outdoor space for gardening, dining, or simply enjoying the surrounding natural beauty. There is also parking space available, adding convenience for both residents and guests.

Although the property would benefit from some renovation, it offers a fantastic canvas to transform it into a modern, comfortable home, all while preserving its traditional character. This cottage presents a great opportunity for those looking to put their own stamp on a charming property in a peaceful, sought-after location.



Ground Floor



First Floor



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KEY FEATURES

NO ONWARD CHAIN

Village Location

Three Bedroom Cottage

Kitchen

Bathroom

Lounge

Log Burner

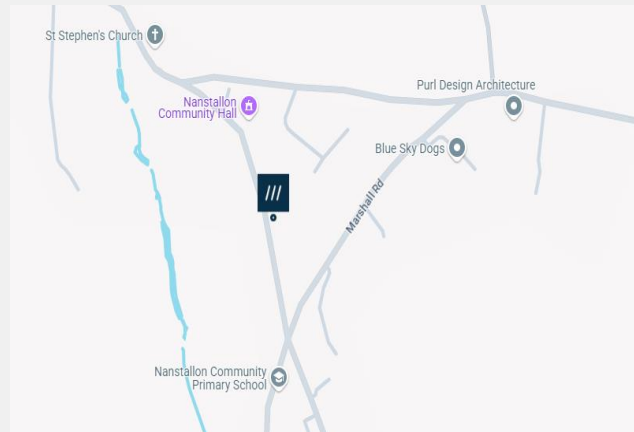
Period Features

Allocated Parking

Garden

Conservatory Entrance

Council Tax Band: C



what3words:///refreshed.expecting.pedicure



SERVICES

Heating – No Central Heating installed

Water – Mains

Sewerage – Septic Tank

SCHOOLS

Nanstallon Primary School
St Mary's Primary School
Bodmin College
Callywith College

TRANSPORT LINKS

Bodmin Park Way

Short drive to join the A30

Bus stop 5 minute walk from the property

EPC - F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		62
39-54 E		
21-38 F	23	
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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