

23 LANHYDROCK VIEW



4



2



2

Bodmin, PL31 1BG

£415,000



£415,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Tucked away in a tranquil setting bordering the Beacon Nature Reserve, this beautifully presented dormer bungalow offers a rare blend of spacious family living and idyllic natural surroundings. Thoughtfully designed and impeccably maintained, the home provides versatile accommodation ideal for both family life and entertaining.

The ground floor boasts two generously sized bedrooms, perfect for guests, or flexible use as a home office or hobby room. A well-appointed family bathroom serves the downstairs, while the heart of the home lies in the split-level lounge diner, a stylish and inviting space featuring distinct areas for relaxation and dining, with views out to the mature rear garden.

The modern kitchen provides ample workspace, complemented by a separate utility room for added convenience. Upstairs, the master bedroom provides a comfortable and well-appointed space, featuring its own en-suite shower room and a walk-in dressing room. A fourth bedroom completes the upper floor, ideal as a third double or guest room.

Outside, the rear garden is a true highlight, boasting a raised south facing patio perfect for al fresco dining and a separate covered patio area to the side of the property, offering year-round outdoor enjoyment. To the front, the property features driveway parking and a garage with integrated workshop space, ideal for additional storage.

With direct access to the scenic beauty of the Beacon Nature Reserve and all the benefits of a peaceful residential location, this unique property effortlessly combines comfort, functionality, and the joys of a semi-rural feel.



THE PROPERTY SHOP

Ground Floor



First Floor



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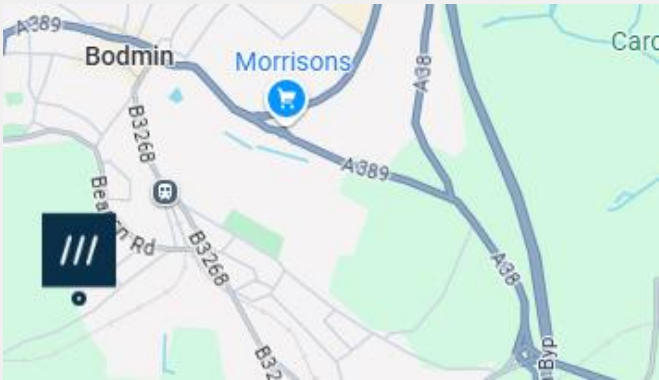
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KEY FEATURES

- Sought after location
- Dormer bungalow offering flexibility
- Kitchen
- Split level lounge diner
- Utility room
- Ensuite shower room to master bedroom
- Three further bedrooms
- Family bathroom
- Driveway
- Garage with workshop space
- Southerly facing rear garden & raised patio

Local Authority – Cornwall Council
Council Band - D
Tenure - Freehold

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SERVICES

HEATING – GAS
WATER – MAINS
SEWERAGE - MAINS

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SCHOOLS

- Berrycoombe Primary School
- St Petrocs Primary School
- St Marys Primary School
- Bodmin College
- Callywith College

TRANSPORT LINKS

A short drive to join the A30
Nearby Bus Stops for ease
Bodmin Parkway Train Station is Nearby

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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