



Bodmin Office
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Bodmin
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Churchtown Cottage, Helland

An exciting opportunity to purchase a well presented detached three-bedroom character cottage dating back to circa 1800 with patio garden located within the popular rural village of Helland.

* Kitchen * Dining room * Living room with feature wood burner * Utility room * Conservatory
* Two double bedrooms * Third single bedroom or office space * Family bathroom * Pretty, low maintenance garden with well stocked beds containing specimen plants and shrubs * Prescriptive right to park in driveway opposite the property * LPG central heating
* Double glazing *

Price: £325,000



Churchtown Cottage offers an exciting opportunity to purchase a characterful detached three-bedroom cottage in the highly sought-after village of Helland. The property has not been marketed for almost 30 years and would appeal to those looking for a family home or a low maintenance second home in a central village location.

The property boasts many character features to include beamed ceilings, exposed stonework, solid wooden doors and Inglenook fireplace with multifuel log burner.

The town of Bodmin is nearby with a variety of supermarkets and schools including primary, secondary and colleges. Both the North and South coast are easily accessible within a thirty-minute drive and the A30 is approximately 2 miles away providing fantastic links to Exeter and further west into Cornwall.

The Property

A newly fitted grey composite stable door opens into an inner porch with tiled flooring, from here a door to the left opens to the kitchen and a door to the right through to the utility room.

The kitchen enjoys an aspect to the rear, tiled flooring and a beamed ceiling with inset spotlights. There is a fitted oak kitchen with worktops over comprising floor-based and matching wall mounted units. Many integrated appliances to include fridge freezer, dishwasher, electric double oven and ceramic induction hob with extractor fan over.



From here a door opens through to the Dining room which is dual aspect with wooden flooring and a beamed ceiling. There is ample space for a family size dining table and other dining furniture, further doors open to the stairs and Living room.



The Living room is also dual aspect with wooden flooring and a beamed ceiling. An Inglenook fireplace housing a multifuel burner forms a natural focal point to the room with feature exposed stonework to the walls either side and built in alcove storage.



At the other end of the property, accessed from the inner porch, is the Utility room. This room is a great space with "Velux" windows and fitted kitchen units with matching wall mounted and floor-based units comprising both cupboards and drawers. Space and plumbing for both washing machine and tumble dryer and space for freestanding fridge freezer. Wall mounted combination boiler supplying central heating and domestic hot water.



Door with glazed insert opens to the conservatory which is fully double glazed and has a door out to the garden.



Stairs from the Dining room up to the landing with a window to the front aspect and some exposed stonework. Doors lead off to all bedrooms and family bathroom.

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The Master bedroom is a dual aspect room with wooden flooring, fitted wardrobes with louvered doors and space for double bed and further wardrobe/bedroom furniture space.



The family bathroom is to the far end with an obscured window to the side elevation. There is a tiled flooring with underfloor heating, tiling to the walls with some exposed feature stonework and a traditional style heated towel rail radiator. There is a white suite comprising a "P" shaped whirlpool bath with electric wall mounted shower, WC and oak vanity unit with round Countertop wash hand basin.



Outside

To the front of the property is a raised bed with slate chippings and lovely hanging baskets with a profusion of specimen plants. There is also a wooden log store with a lockable storage space to one end. Opposite the property is a driveway with space to easily park two cars, the current owner has always used this area to park on. The garden is low maintenance with a patio area offering a pleasant and private space to enjoy alfresco dining. There is a further area laid to chippings and at the far end of this is a wooden workshop offering a great storage space.

Services

- LPG fired central heating
- Mains electric
- Mains water
- Septic tank

Agents Note

The vendor of this property has a connection with a member of staff at The Property Shop.

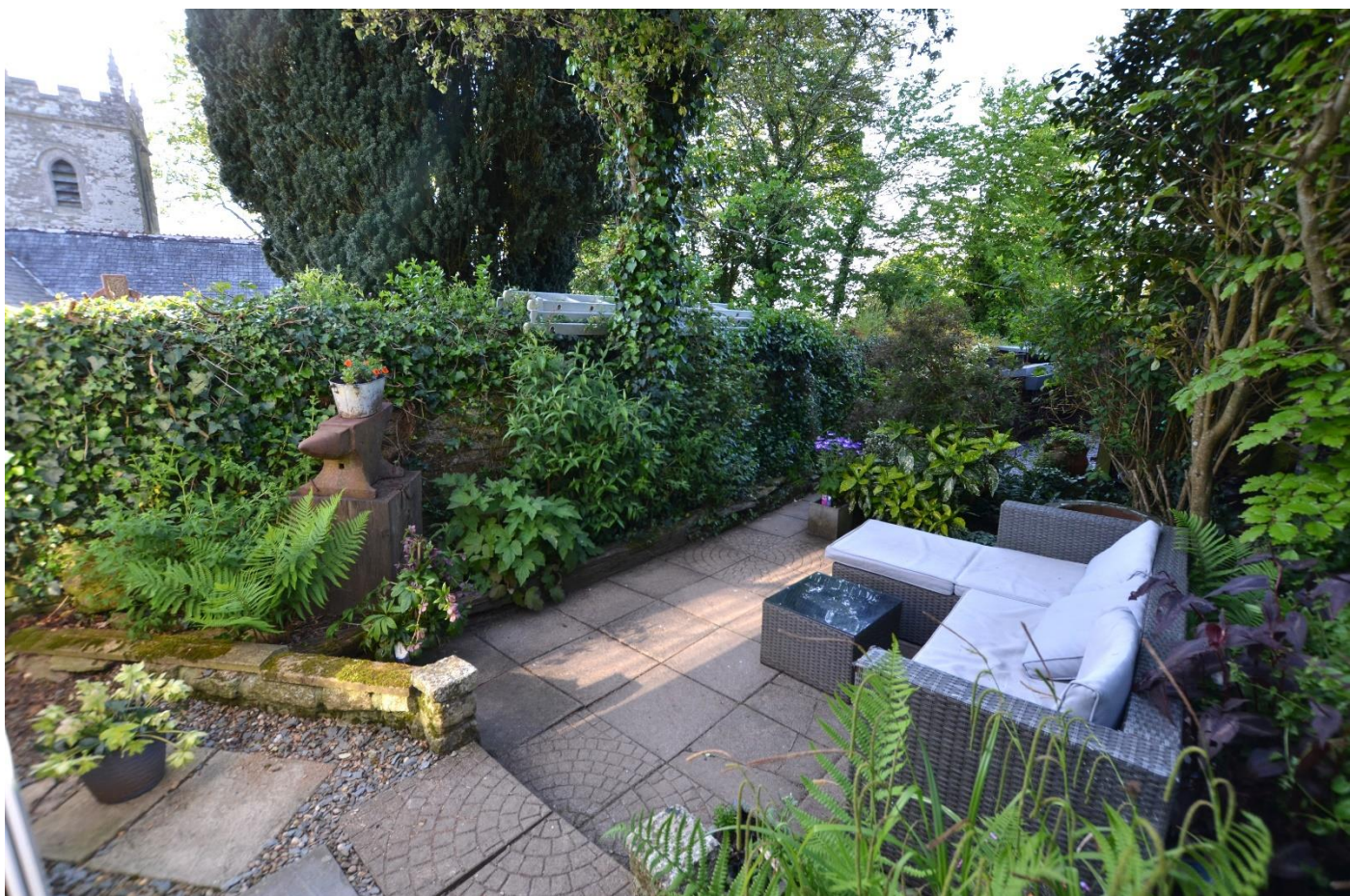
EPC band: Awaited Council tax band: D



The second bedroom is also a good sized with window to the rear elevation providing lovely views over the church and a built-in wardrobe.



Adjacent to this is the third bedrooms which could take a single bed or alternatively be used as an office space, this room also enjoys views over the church, a wooden stable door opening to a storage cupboard with fitted shelving.



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