



MAY WHETTER & GROSE

73A FORE STREET, BUGLE, PL26 8PD
GUIDE PRICE £250,000



CHAIN FREE FORMER VILLAGE POST OFFICE CURRENTLY A DETACHED HOUSE WITH THREE BEDROOMS, OFFERING FLEXIBLE AND VERSATILE ACCOMMODATION. THE PROPERTY BENEFITS FROM OUTBUILDINGS, OFF ROAD PARKING AND OCCUPIES A GENEROUS PLOT WITH A BEAUTIFUL LARGE SECLUDED REAR GARDEN WITHIN CLOSE REACH TO LOCAL AMENITIES AND THE A30. UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING, THE PROPERTY WOULD BENEFIT FROM MODERNISATION AND WOULD CREATE A FANTASTIC FAMILY HOME, OR OFFERS THE POTENTIAL FOR A COMMERCIAL VENTURE PENDING THE RELEVANT PERMISSIONS. EPC - E
SEE AGENTS NOTES



Location

Bugle is a popular and expanding village situated some 6 miles North of St Austell and approximately 6 miles South West of Bodmin. The main A30 Trunk Road is easily accessible and the North and South Coast beaches are a short drive away. The village has a school, a range of shops, takeaways and recreational facilities. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 12 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 18 miles from the property.

Directions

From St Austell head down through Stenalees and Higher Bugle, towards the traffic lights in the centre of Bugle. Pass straight through the traffic lights where the property is located on the left hand side of the road.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed front door with inset upper and lower stippled glazing allows external access into entrance hall.

Entrance Hall

12'10" x 9'4" (3.93 x 2.87)



Doors to open plan lounge/diner, kitchen, former Post Office, ground floor WC and an additional door opens to provide access to the fuse cupboard housing the fuse box and meter with storage above. Carpeted flooring. Wall mounted electric heater.

Lounge/Diner

19'8" x 18'2" - max (6.01 x 5.56 - max)



(L-shaped room) A spacious room with Upvc double glazed window to front elevation and rear elevations. Aluminium frame double glazed sliding patio doors provide access to conservatory. Carpeted flooring. Oil fired EFEL Range set in front of chimney recess on slate hearth, with bricked backing and inset wood display shelving. Wall mounted electric night storage heaters to front and rear elevations. Telephone point. Television aerial point. Part wood clad walls.

Conservatory

9'11" x 9'11" (3.04 x 3.03)



Upvc double glazed patio doors to rear elevation provide access to the spacious and enclosed rear garden, with the remainder elevations in the form of sealed glazed units with high level opening windows above. Polycarbonate roof. Carpeted flooring. Ceiling mounted light with in-built fan. The conservatory benefits from power.

Kitchen

13'4" x 9'10" (4.07 x 3.01)



Accessed via a stable door from the dining area of the lounge/diner. A well lit twin aspect kitchen with Upvc double glazed windows to side and rear elevations. Wood frame door with upper single glazing and lower stippled glazing provides access through to rear porch. Matching wall and base kitchen units. Square edged work surfaces. Stainless steel sink with matching draining board. Vinyl tile effect flooring. Tiled walls to water sensitive areas. Space for additional kitchen appliances. Free standing electric heater. Telephone point.

Rear Porch

5'11" x 4'3" (1.81 x 1.30)

Upvc double glazed door to side elevation with upper inset glazing provides access to the enclosed rear garden. To the right and left hand sides of the door there are inset sealed glazed units with a further window to the rear elevation with top opening. Tiled flooring. This area was previously used to house the tumble dryer.

W.C.

5'10" x 4'11" (1.79 x 1.50)



Upvc double glazed window to side elevation with obscure glazing. Low level flush WC. Hand wash basin. Electric plug in shaver point. Heated towel rail. Carpeted flooring. Ceiling mounted light with in-built heater.

Old Post Office

15'10" x 12'10" (4.85 x 3.93)



Offering versatility and scope to update and incorporate. With wood frame door with single glazed upper and lower sections providing access to the front. To side of access door is a further wood frame single glazed window with lower obscure section and obscure glazed wood frame single glazed window to right hand side. Retaining the original Post Office fittings with tiled flooring to the initial reception area and vinyl tiled/carpeted flooring to the Post Office area. The original counter is still in situ, a lovely feature. Wall mounted electric heater.

Landing

15'5" x 9'4" (4.70 x 2.87)



Upvc double glazed window to front elevation. Doors to bedrooms one, two, three and family bathroom. Additional door opens to provide access to the airing cupboard housing the pressurised hot water cylinder with storage. Door opens to provide access to a useful loft space over the Post Office which has been boarded and benefits from the addition of light. Carpeted flooring. Loft access hatch.

Bedroom One

13'9" x 9'10" (4.20 x 3.01)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden. Upon entering the room to the right hand side three double door in-built wardrobes offer a great deal of storage facilities. Carpeted flooring. Wall mounted electric heater. Telephone point.

Family Bathroom

9'5" x 5'7" (2.88 x 1.71)



Upvc double glazed window to side elevation with obscure glazing. Low level flush white WC. Blue hand wash basin and blue panel enclosed bath. Carpeted flooring.

Bedroom Three

9'4" x 6'9" (2.86 x 2.08)



Upvc double glazed window to front elevation. Carpeted flooring.

Bedroom Two

12'1" x 9'11" (3.70 x 3.03)



Upvc double glazed window to rear elevation overlooking the rear garden. Carpeted flooring. Free standing electric heater.

Outside



To the front of the property, accessed opposite the entrance to the School, a large hard standing area provides off road parking for numerous vehicles.

The spacious rear garden and additional parking can be accessed via the left hand side of the property through metal gates. The front garden is laid to lawn and well enclosed with wrought iron railings to the front and side. Laid to lawn with an evergreen boundary to the front and right hand side. A covered walkway provides access to the official front entrance to the property with access to the former Post Office to the left hand side.

As well as access via the left hand side by the lockable gate there is an additional option to access via the right hand side, however this is where the oil tank is located which feeds the fire in the lounge.



As previously mentioned accessed via the left hand side is the rear garden, a fine elevated patio flows off the rear of the property. Beyond this is a spacious area of lawn with further patio area to the right hand side.

The lawn flows down to a further expanse of lawn tucked away to the rear. To the left hand side of the rear garden, standing with your back to the property there is an original stone outbuilding which benefits from light and power, a Upvc double glazed door provides access.

Directly opposite is a former outbuilding base that could be reinstated. To the left hand side of the former outbuilding base, via an additional fenced area is an additional L-shaped block built outbuilding which also benefits from light and power and offers further storage facilities.

To the rear there is a well enclosed area of lawn with ever green boundaries providing clearly defined boundaries.





Agents Note

Interested parties should be aware that the rear block built outbuilding that comes with the property has an attached two storey building to the rear of it, the two storey building beyond this belongs to the next door neighbours and does not form part of this sale.

The vendor has had various reports carried out, these are available to view by genuinely interested parties in the agents office.

Council Tax Band - D

Broadband and Mobile Coverage

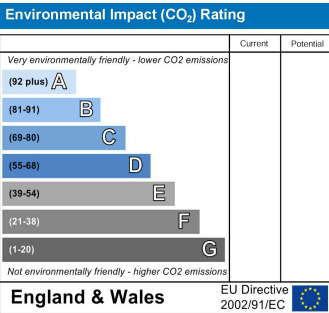
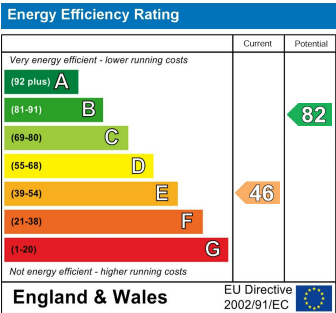
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

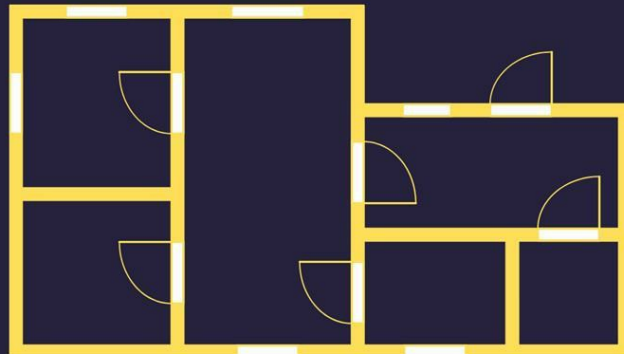




MAY WHETTER
& GROSE

ESTABLISHED 1920

FLOORPLAN COMING SOON



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

