



## Shangrila , Fraddon, St. Columb, Cornwall, TR9 6QU

A STUNNING FULLY REFURBISHED DETACHED BUNGALOW ON A SUPERB PLOT INCLUDING VAST ACCOMMODATION WITH TWO DOUBLE BEDROOMS, AND 40FT OPEN PLAN LIVING SPACE. GORGEOUS GARDENS, SWEEPING DRIVEWAY AND DETACHED CABIN. EASILY ONE OF THE BEST WE'VE SEEN AND MUCH BIGGER TOO!

£385,000  
Freehold

our ref: CNN9007

## KEY FEATURES



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- ONE OF THE FINEST DETACHED BUNGALOWS WE'VE SEEN
- FULLY REFURBISHED AND IMMACULATE THROUGHOUT
- WOW FACTOR 40FT OPEN PLAN LIVING SPACE
- STUNNING DESIGNER KITCHEN WITH APPLIANCES
- LARGE LOUNGE WITH COUNTRY VIEWS AND SECONDARY COSY SNUG
- TWO LARGE DOUBLE BEDROOMS AND POTENTIAL FOR MORE
- AIR SOURCE CENTRAL HEATING AND OWNED SOLAR PANELS
- BEAUTIFUL WRAP AROUND GARDENS
- LARGE SWEEPING GATED DRIVEWAY WITH EV CHARGER
- DETACHED CHALET/WORKSHOP WITH ANNEX POTENTIAL



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Energy rating (EPC) **C**

Council tax band: **C**

## SUMMARY

Discover Shangrila in Fraddon, a magnificent, detached bungalow nestled in the sought-after mid-county village. Adjacent to Indian Queens and St. Columb Road, this area forms a cohesive community that is both practical and well-connected. The strategic location places you within a short drive of Cornwall's most desirable towns, including the vibrant coastal town of Newquay, just 7 miles away, known for its stunning coastline. The villages offer a serene pace of life while providing all daily essentials: a local park, a primary school, various shops, village pubs, takeaways, and the renowned Kingsley Village with its M&S superstore.

Shangrila stands out as one of the finest bungalows in the area, thanks to a comprehensive renovation by the current owners and its expansive plot that surrounds the bungalow. The property boasts proportions rarely seen, with a footprint larger than most three or four-bedroom homes in the area. A gated entrance opens to a sweeping driveway with ample secure off-street parking. The front gardens feature two seating areas: a low-maintenance stone-chipped area and a lawn with a shaded bench under a mature tree. Gated access to the rear and the main entrance of the bungalow leads to a small, useful porch opening into a large hallway with loft access and storage.



The star of the show is the open plan living space, consisting of four interconnected areas that flow seamlessly, measuring a whopping 40 feet in length. The living room is flooded with light from triple aspect windows, offering stunning far-reaching country views. There is ample room for living and dining furniture, complemented by a recessed flat-panel wall-mounted electric flame-effect fireplace and fitted media storage wall perfect for a large flat-screen TV and associated equipment without unsightly wires on show. The space flows into the kitchen, which shares the view. The kitchen features a stunning range of sleek grey units and real oak work surfaces, complemented by a full range of designer appliances. There is a sunny dining area with rear garden access and a garden-facing snug for a cosy secondary reception area, which also has the potential to be converted into a third bedroom if needed.

Both bedrooms are generously sized doubles, and the main bathroom has been fully refitted with a contemporary double shower suite, complete with a bowl sink and hidden cistern WC within matching vanity units, topped off with a feature Velux skylight. The home is immaculate throughout. In early 2024, the central heating was upgraded to top-of-the-range air source heating, supplemented by owned solar panels and cavity insulation, making this a highly economical home to run.

The rear gardens are another standout feature, with a neat lawn, an alfresco dining deck, and a secondary sunset deck with a pergola, all enclosed by high fencing for privacy and bathed in sunshine throughout the day and early evening. At the foot of the garden, there is a detached garden cabin

partially converted into a garden annex, complete with a WC and facilities for shower connection. There is also a useful utility area with plumbing and access to a large workshop, offering amazing potential for a variety of uses.

This truly is one of the best properties of its type you're likely to see. Book your viewing without delay; you won't be disappointed.

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## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Large Sweeping Drive

Heating and hot water: Air Source Central Heating & Solar Panel

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch

5' 0" x 3' 4" (1.52m x 1.02m)

## Hall

16' 3" x 12' 11" (4.95m x 3.93m) L-Shaped Max Measurements

## Open

Living/Kitchen/Diner/Snug

## g

40' 5" Max Overall Length

## Living Room

20' 3" x 16' 2" (6.17m x 4.92m)

## Kitchen/Diner

19' 10" x 9' 7" (6.04m x 2.92m)

## Snug

11' 0" x 10' 0" (3.35m x 3.05m) Maximum Measurements

## Bedroom 1

16' 3" x 11' 4" (4.95m x 3.45m)

## Bedroom 2

12' 4" x 9' 9" (3.76m x 2.97m)

## Shower Room

7' 8" x 7' 4" (2.34m x 2.23m) plus cupboards

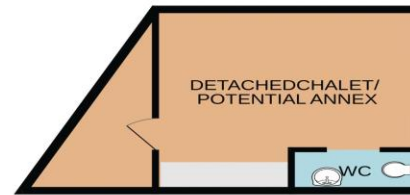
## Detached Chalet/Potential Annex

15' 2" x 14' 9" (4.62m x 4.49m)

## Workshop

12' 6" x 8' 8" (3.81m x 2.64m) Irregular Shape- Max Measurements

## GROUND FLOOR



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