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SPRINGFIELD, 48 CASTLE STREET, BODMIN, CORNWALL, PL31 2DY

PRICE GUIDE £540,000





A south facing period town house within partially walled and generous established gardens in a prized residential setting with fine views and only 500 yards from the town amenities. About 2023 sq ft, Sitting Room, Dining Room, Study, Sun Room, Kitchen/Breakfast Room, 4 Double Bedrooms, 2 Bath/Shower Rooms, Private Drive, Private Drive, Outbuildings including Studio/Home Office.

TOWN CENTRE 0.35 MILES, RAILWAY STATION 4 MILES, WADEBRIDGE 8 MILES, POLZEATH BEACH 14 MILES, TRURO 28 MILES

LOCATION

The property is conveniently positioned within walking distance of the town amenities. The historic town of Bodmin has wide range of educational, recreational and shopping facilities including various supermarkets, the excellent Callywith College and the popular Lanhydrock Golf Club. The A30 provides straightforward commute for Truro and Exeter or beyond and there is a mainline railway station at Bodmin Parkway (London Paddington 4 hours).

The famed Camel Trail which runs traffic free from Bodmin, past Wadebridge and onto Padstow for just over 18 miles and providing a fabulous recreational amenity for cyclists, pedestrians and nature lovers.

Wadebridge is a bustling town which straddles the tidal River Camel and offers a wide range of shopping, educational and recreational amenities including independent shops and boutiques



The beautiful harbourside town of Padstow lies just over 16 miles distant, the beaches and coastline of North Cornwall at Polzeath, Harlyn and Constantine are all also within an easy drive with opportunities for surfing, bathing in sheltered bays and walking on the South West Coast Path. In addition there many opportunities for fine dining, visiting historic country houses and places of interest including ancient monuments and rural/coastal villages all within straightforward car journeys.

DESCRIPTION

Springfield House comprises a handsome detached and period town house in an elevated south facing position within partially walled gardens and views over the town to the the obelisk which was erected in memory of General Sir Walter Raleigh who was born in Bodmin in 1785. The house retains period features and benefits from mains gas central heating and double glazing. The Studio presents work from home opportunities or perhaps as guest/overflow accommodation.

The accommodation extends to about 2023 sq ft over three floors and briefly comprises - GROUND FLOOR - Porch - Reception Hall with balustrade staircase off - 16' Dining Room with French doors to garden - 14' Sitting Room again with French doors to - Sun Room - Kitchen/Breakfast Room - Shower Room/WC - Study - FIRST FLOOR - 3 Double Bedrooms - Family Bath/Shower Room - Seperate WC - SECOND FLOOR - Sitting Area - Double Bedroom (Total 4 Bedrooms).

OUTSIDE

A private drive provides ample parking. The south facing garden is partially walled, predominantly laid to lawn with various established trees and shrubs. Fruit and vegetable garden.

Within the garden there is an outbuilding (formerly a garage) of about 346 sq ft and briefly comprising Studio/Home Office (with air conditioning) together with 3 Store Rooms.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - mains water, electricity, drainage and gas. Standard Broadband available. Mobile signal - likely.

DIRECTIONS

Using Sat Nav - Postcode PL31 2DY - rising up Castle Street from the town centre - turn left onto Cross Lane and then turn immediately right onto the private drive.



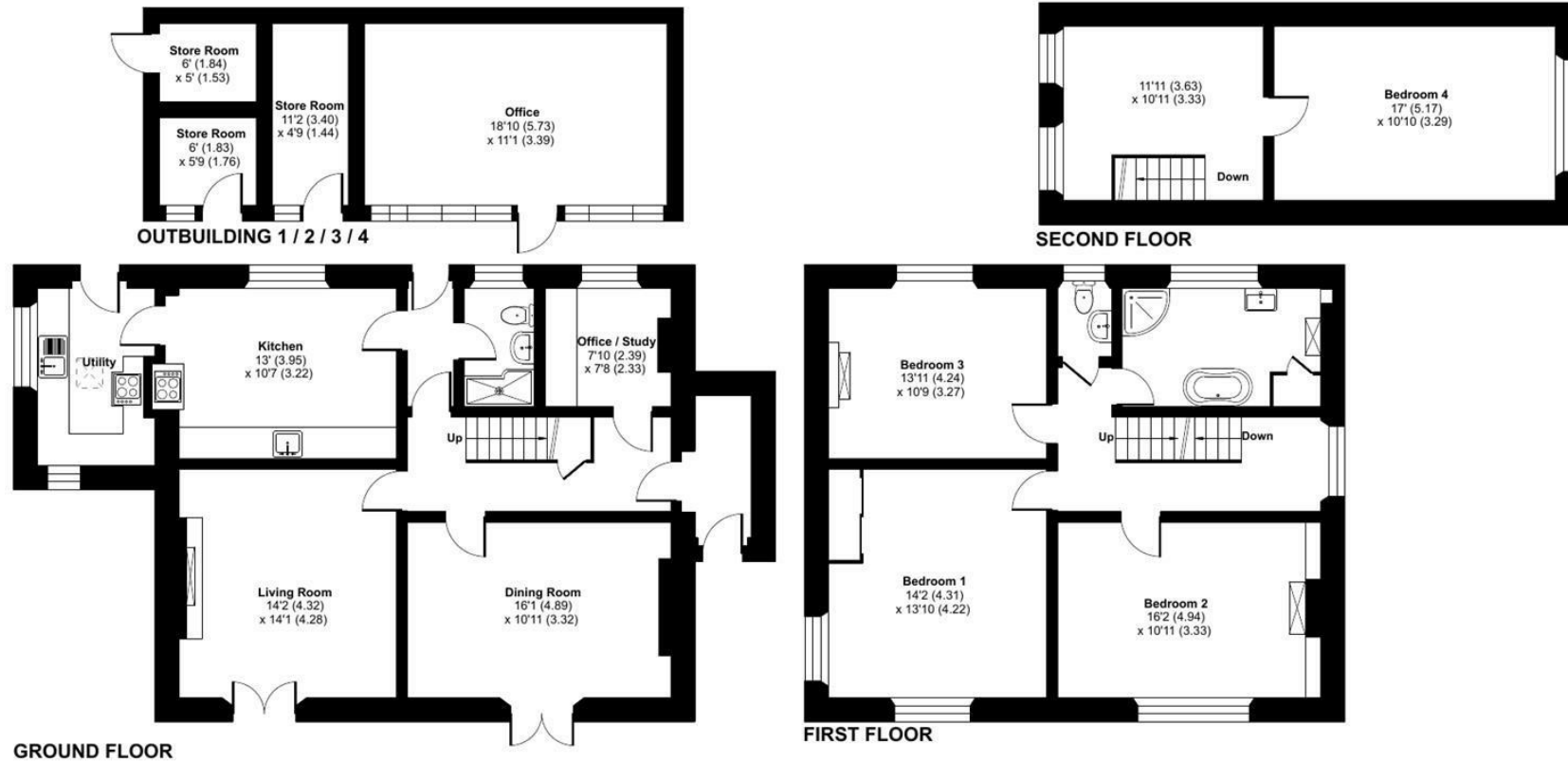




Springfield House, 48 Castle Street, Bodmin, PL31

Approximate Area = 2023 sq ft / 187.9 sq m
Outbuildings = 346 sq ft / 32.1 sq m
Total = 2369 sq ft / 220 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Scott Parry Associates. REF: 1165125

These particulars should not be relied upon.