



Copper Leaves

Whitehill | Cresselly | SA68 0TX

OIRO: £425,000 | Freehold | EPC: E

Boundary For Guidance Only



Introducing Copper Leaves, a recently renovated and beautifully extended detached bungalow nestled on approximately an acre plot in the sought-after village of Whitehill, just a short drive from the famed Cresswell Quay. This property, having undergone an extensive refurbishment, now stands as a testament to high-quality living, perfect for a growing family in search of a picturesque retreat.

A large private driveway and exquisitely manicured front gardens, highlighted by a striking magnolia tree, offer a splendid first impression. The interior greets you with a spacious hallway, thoughtfully designed to separate the sleeping quarters from the communal living spaces, thereby fostering a harmonious flow throughout the home. The heart of this residence is its stunningly renovated kitchen, boasting a bespoke island topped with solid oak worktops and seamlessly integrated appliances. Over the dining area, feature pendant lights make a dramatic statement, while beautiful bi-fold doors invite the outside in, opening to the rear gardens. The lounge has been thoughtfully extended to maximise the picturesque views of the front garden, with a corner log burner set upon a slate hearth adding warmth and charm to the space. The property comprises three well-proportioned bedrooms, alongside a family bathroom and an additional cloakroom for added convenience.

Externally, the plot spans roughly an acre, featuring a spacious driveway capable of accommodating several vehicles. Side access provides a pathway to the vast rear grounds, where a garage entrance from the front complements the layout. The backyard hosts a shale patio area, outbuildings for further storage, and a large lawn with a dedicated patio/picnic area, creating an ideal sun trap for tranquil evenings. Beyond the immediate garden, an additional paddock offers a multitude of potential uses.



Entrance Hallway

Spacious and inviting, the hallway is laid with natural oak effect click flooring, complete with integrated storage cupboards and a radiator for a warm welcome.

Kitchen

7.60m x 3.20m (24'11" x 10'6")

The kitchen features tiled flooring, matching eye and base level units, and a bespoke island with solid oak worktops. It's equipped with an eye-level double oven, electric hob with extractor, wine cooler, and dishwasher. The area is designed for dining and entertaining, offering space for a table beneath feature pendant lights and bifold doors to the garden, all complemented by two radiators.

Lounge

7.96m x 4.50m (26'1" x 14'9")

This expansive lounge is finished with natural oak effect click flooring and illuminated by a window to the fore and French doors to the front garden. A corner log burner on a slate hearth adds character, while twin radiators ensure the space remains cosy.

Bathroom

2.60m x 2.00m (8'6" x 6'7")

Fitted with tiled flooring and beech wood panelling, the bathroom includes a bath, WC, sink with vanity unit, and a corner shower with a rainfall head. An extractor fan, heated towel rail, and a window to the fore enhance the functionality and comfort.

Cloakroom / WC

With tiled flooring and beech wood panelling, this convenient space features a WC and sink with storage below, plus a window to the fore and a radiator, blending practicality with style.

Bedroom One

3.20m x 3.00m (10'6" x 9'10")

A peaceful retreat with natural oak effect click flooring, this bedroom is illuminated by natural light from a sliding door to the garden and is kept comfortable with a radiator.

Bedroom Two

3.20m x 3.00m (10'6" x 9'10")

Featuring natural oak effect click flooring, this bedroom is warmed by a radiator and enjoys views from a window to the rear, creating a restful environment.

Bedroom Three

3.70m x 3.00m (12'2" x 9'10")

This inviting space comes with natural oak effect click flooring, light from a window to the fore, and a radiator, combining comfort with style.

Garage

Featuring an up-and-over garage door equipped with electricity for enhanced functionality, this space offers ample room for vehicle storage or conversion into a workshop area.

Externally

Approximately an acre in size, the plot boasts a spacious private driveway with room for several vehicles, alongside a meticulously landscaped front garden featuring a striking magnolia tree, creating a stunning entrance. Side access leads to the extensive grounds, with access into the garage from the fore. The rear includes a shale patio area with outbuildings for further storage and a well-maintained lawn that features a corner patio/picnic area, serving as an ideal suntrap for relaxing evenings. Beyond the garden, an additional paddock presents various potential uses.

Directions

From the A477 turn north at Carew Roundabout onto the A4075. Proceed over Carew Bridge and turn left in White Hill signposted Cresswell Quay. Copper Leaves will be found on the right hand side.

Services

We are advised that mains services are connected. Oil fired central heating.

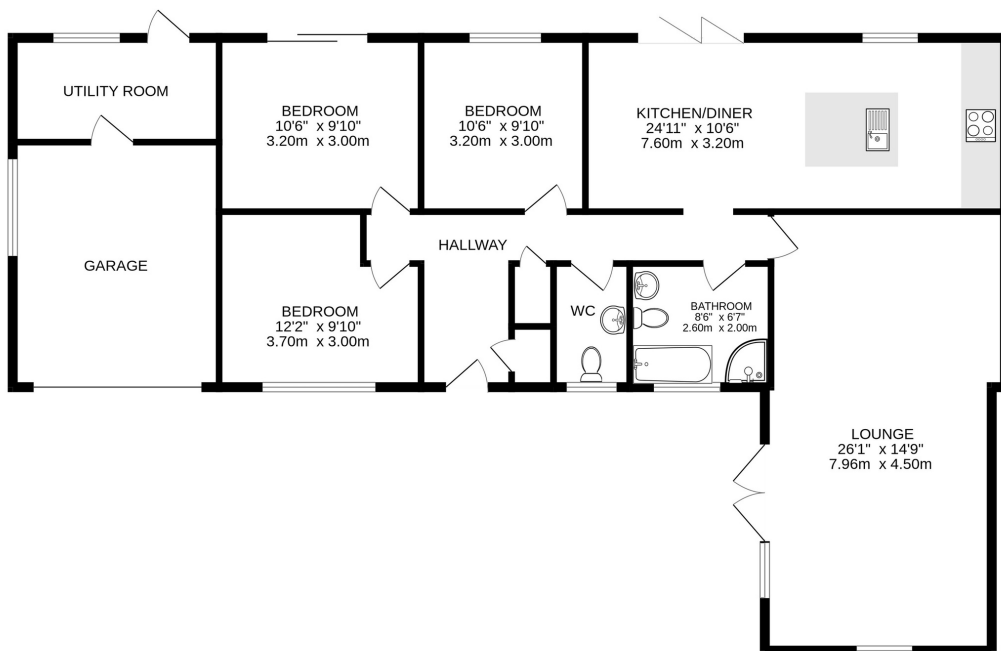
Council Tax Band

E





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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