



BRAY SHOP

O.I.R.O. £600,000

Spacious 4 Bedroom Bungalow with Extensive Gardens

 4 Bedrooms

 2 Bathrooms

 | Reception + Study

 EPC Rating: E (53)


MILLER
TOWN & COUNTRY



- » Spacious 4 Bedroom Bungalow
- » Fully Modernised & Extended
- » Modern Contemporary Finish
- » Extensive Landscaped Gardens
- » Semi-Rural Setting Backing onto Fields
- » Double Glazed, Oil Central Heating

The Property

A gardener's paradise, this spacious four bedroomed detached bungalow sits on a generous plot with stunning front and rear gardens including a small orchard. There is a wide variety of well-established stock plants including shrubs and trees such as flowering cherries, wedding cake tree and several palm trees.

The property has been beautifully modernised and extended over recent years to provide a spacious, light and airy home with a high quality finish throughout.



Location:

This delightful non-estate bungalow sits on a quiet country lane, with fields to the rear and further fields on the far side of the lane, offering a good degree of privacy and seclusion. This idyllic sanctuary is situated on the edge of the village of Bray Shop, a small and popular village which sits neatly between the towns of Callington and Launceston. Both towns offer a wide range of local amenities including supermarkets, retail outlets and primary and secondary schooling. A number of nearby villages also offer primary schooling and the Duchy College is a short distance away. The A30 corridor is about a 10-15 minutes' drive away offering easy access East to Exeter and the M5, as well as west, further into Cornwall.

Accommodation

This gorgeous bungalow has been fully modernised and extended over recent years to provide a spacious and quality home, finished to an exceptionally high standard throughout.

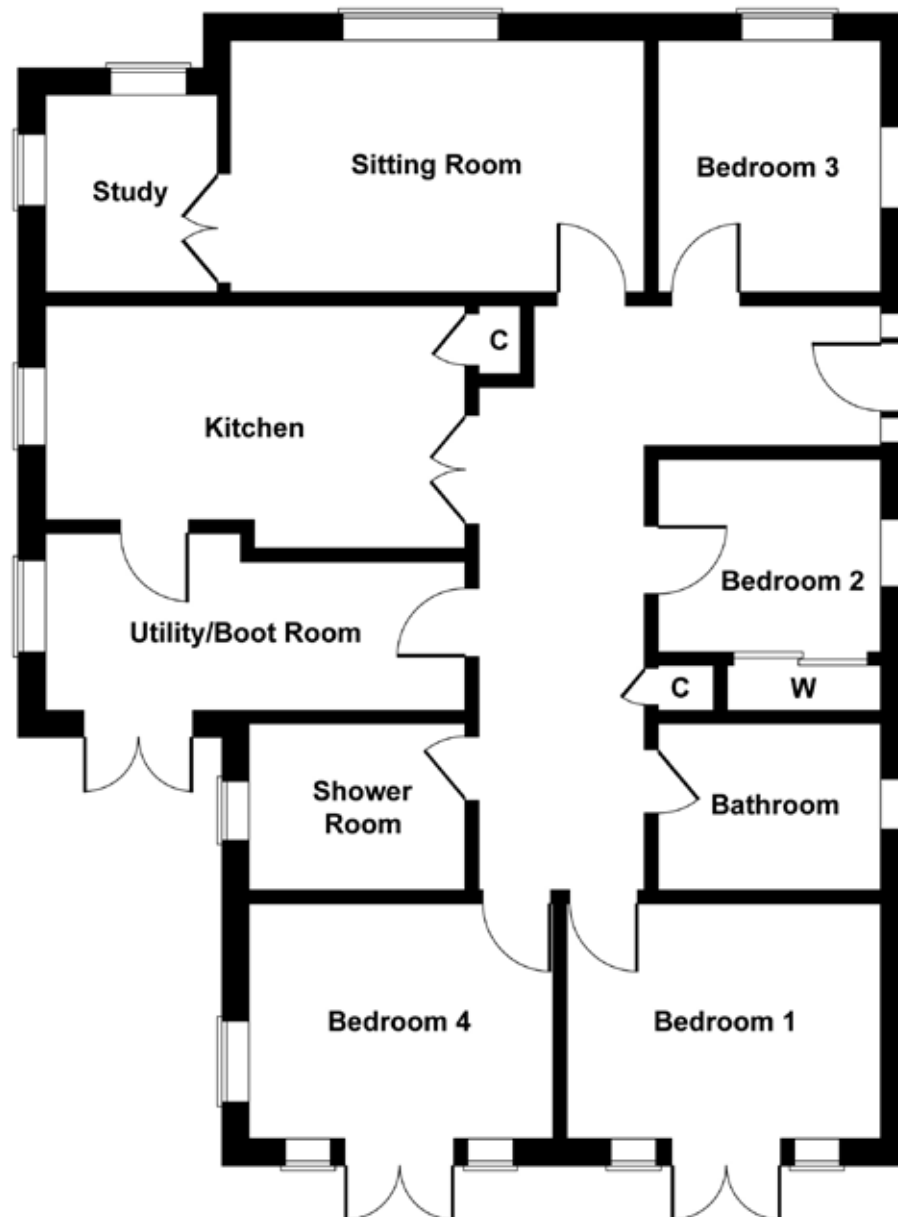
The showstopper contemporary kitchen is one of the standout features of the interior, with modern high gloss grey cabinetry at floor level and clean white cupboards above, both of which have interesting curved elements. There is a huge amount of prep space - key for the budding chef in the family, and the integrated oven, grill and microwave allow storage to be maximised. On a practical front, the generous utility room (which is fitted with the same units as the kitchen) is complete with shower, ideal for muddy dogs and children alike!

The living room is filled with light via the feature picture window, allowing fantastic views over the front garden. The corner log burner here keeps things cosy in the cooler months. There is also a dual-aspect study leading off the living room, a really great work from home space, or perhaps a studio, for the creative one in the family!

There are four good-sized double bedrooms, two of which have patio doors leading into the garden and two bathrooms, both of which have recently been remodelled and updated.



Approximate Gross Internal Area
1776 sq ft - 165 sq m



Accommodation

Ground Floor

Hall 13'8" x 28'6" (L-shaped)

Sitting Room 16'10" x 17'5"

Study 10'3" x 7'6"

Kitchen 12'2" x 19'5" (Max)

Utility 10'6" x 16'10" (L-shaped)

Bedroom 1 10'5" x 13'7"

Bedroom 2 12'6" x 10'6"

Bedroom 3 16'10" x 8'0"

Bedroom 4 10'5" x 11'6"

Family Bathroom 5'8" x 10'1"

Separate Shower Room 5'8" x 7'9"

Outside

Garage 9'8" x 27'3"

Services:

Mains electricity and water.

There is an additional bore hole in the garden which provides water for the outside taps and gardens, and the pressurisation and workings for this are within the studio.

Private drainage (new tank installed in 2021).

Telephone and broadband are connected.

Heating: Oil central heating

Council Tax Band: D

Tenure: Freehold





Outside

The property is approached via a large, gravelled parking and turning area, with a variety of established trees including several palms. Two separate driveways run up either side of the beautiful front gardens which have been wonderfully landscaped over many years, with a central lawn area and established flower shrub beds and borders as well as a further variety of trees around the borders. To the righthand side, the drive continues through a set of double gates to a further parking and turning area and giving access to a detached tandem garage measuring 9'8" x 27'3". The lefthand side leads to the front door, and to a fixed fence with a pedestrian gate leading to the rear garden. The rear garden has been beautifully landscaped, with a large paved wraparound patio area direct to the rear of the property, and a spacious wildlife pond with water feature. Lawns lead up to a further area of garden, with well stocked shrubs and trees. There is a detached timber studio, which has formerly been used as an artist's studio, and could be utilised as a home office if required, and there is also a pleasant timber potting shed. A lovely rose arch leads to the upper garden, where there is a further area of lawn, a small fruit orchard, further summer house seating areas and several interesting trees. Steps have been cut into the bank leading up to a raised area from where you can overlook the surrounding farmland and enjoy the wide variety of wildlife and birds.





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VIEWING:

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