



BRAY SHOP

O.I.R.O. £720,000

Beautiful 5 Bedroom Home with Annexe & Just Under 1 Acre of Garden

 5 Bedrooms

 3 Bathrooms

 3 Reception Rooms

 EPC Rating: D (57)


MILLER
TOWN & COUNTRY



- » Spacious 5 Bedroom Detached House
- » Beautifully Presented
- » Adjoining 1 Bedroom Annexe
- » Large Garden Approaching 1 Acre
- » Further Small Paddock Enclosure
- » Adjoining Double Garage & Work Room
- » Commanding Country Views

The Property

An impressive five-bedroom house with adjoining one-bedroom single storey annexe offering a good degree of versatility and the possibility for home income/two family occupation subject to the necessary consents. The property sits in approximately just under an acre of grounds with formal gardens extending to three sides, predominantly laid to lawn for ease of maintenance, with well stocked flower and shrub beds and borders, former productive vegetable garden, useful range of sheds, greenhouse and further paddock enclosure.



Location

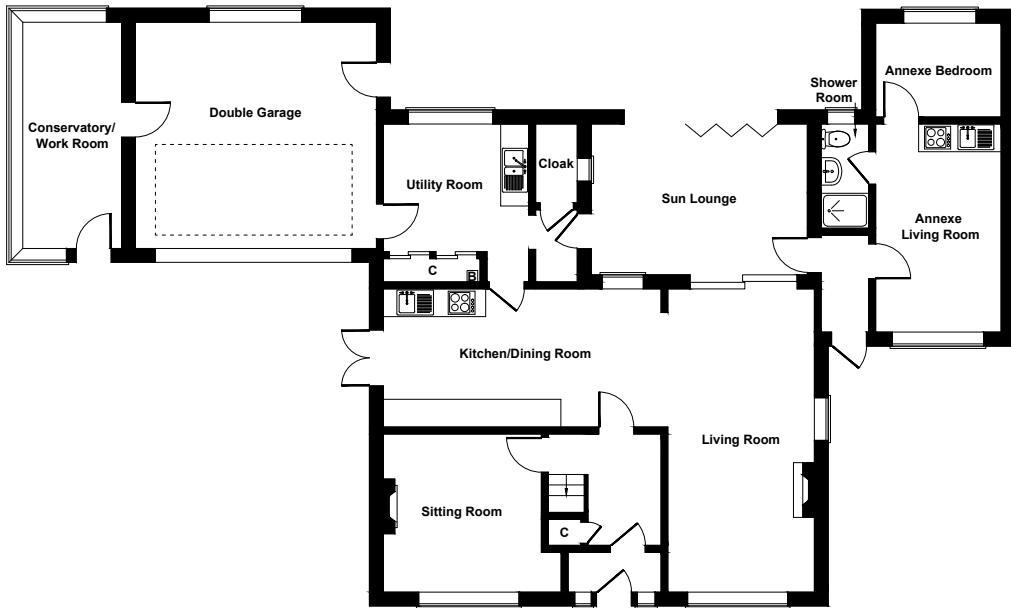
The property is located on the outskirts of the rural hamlet of Bray Shop which is situated between the towns of Launceston and Callington. The bustling town of Launceston offers a wide range of retail outlets, supermarkets, leisure facilities and a number of good schools. The cities of Truro, Plymouth and Exeter are all within easy reach by car as is the north coast, offering stunning sandy beaches great for surfing and some scenic coastal walks.



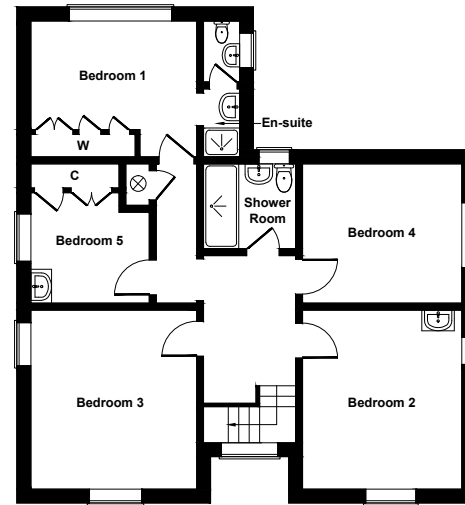
Accommodation

The property is believed to date back to the early 20th Century and retains much of its original charm and character with some parquet and timber flooring as well as slate tiled floors in the kitchen and utility. The modern kitchen/dining room is semi-open plan with the principal living room making it a practical social space for families or entertaining. This in turn opens into a spacious sun lounge area with views over the gardens and surrounding countryside. The square rooms enjoy large windows and high ceilings, giving a sense of space and light. The annexe area could be utilized for two family occupation, home and income or simply as an ideal space for a home office or gym.





GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Entrance Porch 7'6" x 2'9"

Reception Hall 9'11" x 9'2"

Sitting Room 12'9" x 11'4"

Kitchen/Dining Room 21'1" x 9'11"

Living Room Area 23'3" x 11'4"

Utility Room 11'4" x 10'5"

Inner Lobby/Cloakroom

Sun Lounge 16'6" x 11'6"

First Floor

Galleried Landing 9'1" x 8'6" (12'0" max)

Bedroom 2 12'10" x 11'5"

Bedroom 3 12'10" x 11'5"

Bedroom 5 8'8" x 8'6"

Bedroom 1 12'2" x 11'8" (max)

Ensuite Shower Room & Separate WC

Bedroom 4 11'5" x 10'0"

Shower Room 8'9" x 6'1"

Annexe

Entrance Porch

Living Room/Kitchen 15'10" x 10'3"

Shower Room 7'11" x 3'7"

Bedroom 10'3" x 8'4"

Outside

Double Garage 18'5" x 17'9"

Adjoining Conservatory/Work Rm. 18'2" x 7'1"

Services: Mains electricity and water. Private drainage renewed approx. 2014. Oil fired heating. Telephone and broadband are connected.

Council Tax Band: F **Tenure:** Freehold





Outside

The property is approached by a private driveway with stone walling and painted wooden five bar gate which leads through the generous front gardens to the house. There is a turning area and parking for two-four cars and access to the adjoining double garage and conservatory/work room which provides parking for two cars undercover. The front gardens are predominantly laid to lawn with shrub beds and borders. A further gated entrance to the side leads to the rear gardens which offer extensive lawned areas, several trees, shrub beds and borders. There is a former soft fruit and vegetable garden with a greenhouse and a range of useful garden sheds. Directly to the rear of the property is a substantial patio area. At the far end of the garden is a wildlife pond and access to a small adjoining paddock area which enjoys far-reaching views across the surrounding countryside.





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VIEWING:

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