

1 CHAPEL COTTAGE, HALGAVOR LANE, BODMIN, PL31 1BZ



A delightful two bedroom extended cottage which is part of a former Wesleyan Chapel dating back to 1860, boasting a superb position on the rural outskirts of Bodmin with views over the surrounding countryside.

Accommodation Comprises:- Entrance hall, dining room, kitchen, lounge, conservatory, utility room, cloakroom, landing, two double bedrooms, bathroom, oil fired central heating, double glazing (Where stated), integral garage, stone outbuilding, rear garden (rented from the local farmer), summerhouse with attached potting shed, large timber workshop and off-road parking for two cars.

£265,000

SITUATION

The property lies about a mile or so from the centre of Bodmin on the southern fringes of the town and enjoys superb countryside views. Bodmin offers an extensive range of shopping facilities and services, including the nearby leisure centre which includes a public swimming pool. The town caters for both Primary and Secondary levels of schooling. The main A30 and A38 trunk roads are close to hand, which provide excellent links to the rest of the county. Alternatively, there is a mainline train station at Bodmin Parkway which is located a few miles outside of the town.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Composite front entrance door opening into:-

Entrance Hall

uPVC double glazed window to rear elevation. Cupboard enclosing a telephone point and electric fuse board. Laminate floor. Beamed ceiling. Display recess. Doorway to kitchen. Archway opening to:-

Dining Room

9' 0" x 6' 11" (2.74m x 2.12m) uPVC double glazed windows to front and side elevation. Radiator. Beamed ceiling. Laminate floor. Dado rail.

Kitchen

13' 11" x 7' 10" (4.24m x 2.40m) Matching range of wall, base and drawer units with solid wood worktops. Inset stainless steel sink and drainer with mixer tap. Watson oil fired Aga (Used for central heating, hot water and cooking). Two uPVC double glazed windows to front elevation. Laminate floor. Part tiled walls. Beamed ceiling. Space and plumbing for dishwasher. Space for fridge/freezer. Doorway to:-

Lounge

13' 3" x 10' 11" (4.03m x 3.34m) Beamed ceiling. Stone fireplace with fitted wood burning stove on a slate hearth. Radiator. Stairs to first floor. uPVC double glazed french doors to:-

Conservatory

12' 10" x 7' 3" (3.90m x 2.21m) Radiator. Sloping polycarbonate roof. uPVC double glazed windows to rear and side elevation with countryside views. Wall unit. Laminate floor. Part glazed door into:-

Utility Room

12' 2" x 6' 0" (3.70m x 1.82m) (Maximum) Laminate floor. Fitted worktops. Belfast sink with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Part tiled walls. Built-in shelved cupboard. Door to integral garage. uPVC double glazed door to rear garden. Door to:-

Cloakroom

White low level W.C. Fully tiled walls. Radiator. Laminate floor. Obscure glazed window to rear elevation.

FIRST FLOOR

Landing

uPVC double glazed window to side elevation. Loft hatch. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving. Doors to bedroom and bathroom.

Bedroom One

11' 0" x 10' 8" (3.36m x 3.26m) uPVC double glazed window to rear elevation with countryside views. Radiator. Built-in wardrobe and additional storage.

Bedroom Two

10' 8" x 9' 1" (3.26m x 2.78m) uPVC double glazed windows to front, side and rear elevation with countryside views. Radiator.

Bathroom

10' 4" x 8' 9" (3.16m x 2.67m) Suite comprising:- Panelled bath, low level W.C and vanity wash hand basin. Separate shower cubicle. PVC panelled walls. Extractor fan. Laminate floor. Heated towel rail. Fitted cupboards. Obscure uPVC double glazed window to front elevation.



OUTSIDE

The property boasts parking for two cars on a brick paved driveway at the side of the cottage. There is gated access to a mature south facing rear garden (Which is currently rented from the local farmer at a cost of £156 a year). The garden features a raised decking area with superb countryside views, a paved patio and an abundance of mature plants/shrubs. A large workshop, summerhouse and potting shed are located within the rear garden.

Integral Garage

13' 8" x 12' 0" (4.17m x 3.66m) (Maximum) Timber construction with double opening doors to front and flat roof. Window to rear elevation. Light and power connected.

Outbuilding

10' 2" x 7' 10" (3.09m x 2.39m) Stone built with a pitched slate roof. Door to side. Light and power connected.

Detached Workshop

15' 1" x 11' 3" (4.60m x 3.42m) Timber construction. Double opening doors to front. Two uPVC double glazed windows. Light and power connected.

Summerhouse

7' 2" x 7' 2" (2.19m x 2.19m) Timber construction. Double opening doors to front. Window to rear. Power connected. Attached potting shed.

ENERGY RATING

F(24).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading towards Bodmin town centre on Lostwithiel Road (B3268), turn left onto Beacon Road and continue over the bridge. Take the next turning on the left and then left again onto Halgavor Road. Keep going until the property is identified on the left-hand side at the junction of Halgavor Lane.



DINING ROOM



BEDROOM ONE



KITCHEN



VIEW FROM FIRST FLOOR



LOUNGE



BEDROOM TWO



CONSERVATORY



BATHROOM



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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