

LOWER MENADUE BUNGALOW, LUXULYAN, BODMIN, PL30 5DR



An older style three bedroom detached bungalow in need of modernisation, set within generous size gardens and enjoying a secluded position on the rural outskirts of Luxulyan.

Accommodation Comprises:- Hallway, lounge, kitchen, three bedrooms, bathroom, separate W.C, electric heating, double glazing, detached garage, driveway, greenhouse and large gardens with countryside views.

Guide Price £300,000

SITUATION

The property offers a rural location about a mile or so north of Luxulyan. The village sits at the head of the picturesque Luxulyan Valley and enjoys a range of local amenities, including a public house, church, village hall, post office/general store and primary school. The property is central to the major towns of Bodmin (Approx 7 miles) and St Austell (Approx 6 miles). The main A30 trunk road is easily accessible from this location, providing excellent links to the rest of the county and beyond.

ACCOMMODATION (All sizes approximate):-

Entrance

Obscure uPVC double glazed front entrance door opening into:-

Hallway

Night storage heater. Access to loft space. Two separate built-in storage cupboards. Doors leading off to all rooms.

Lounge

12' 11" x 10' 0" (3.94m x 3.06m) uPVC double glazed window to front elevation. Night storage heater. TV aerial and telephone points.

Kitchen

12' 1" x 7' 2" (3.68m x 2.18m) Matching range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Space for electric cooker. Space and plumbing for washing machine. Built-in larder cupboard enclosing electric meter and consumer unit. Built-in airing cupboard housing a jacketed hot water storage cylinder. Open fronted cupboard with compartment above. uPVC double glazed window to rear elevation with countryside views. Obscure uPVC double glazed door to outside.

Bedroom One

12' 0" x 9' 11" (3.65m x 3.03m) uPVC double glazed window to front elevation. Night storage heater.

Bedroom Two

10' 2" x 6' 4" (3.09m x 1.94m) uPVC double glazed window to side elevation. Night storage heater.

Bedroom Three

9' 2" x 8' 4" (2.79m x 2.55m) uPVC double glazed window to rear elevation with countryside views. Night storage heater.

Bathroom

5' 7" x 4' 10" (1.69m x 1.47m) White suite comprising:- Panelled bath with Mira electric shower unit over and pedestal wash hand basin. Shaver light and socket. Electric heated towel rail. Part tiled walls. Wall mounted electric fan heater. Obscure uPVC double glazed window to rear elevation.

Separate W.C

White low level W.C. Obscure uPVC double glazed window to rear elevation.

OUTSIDE

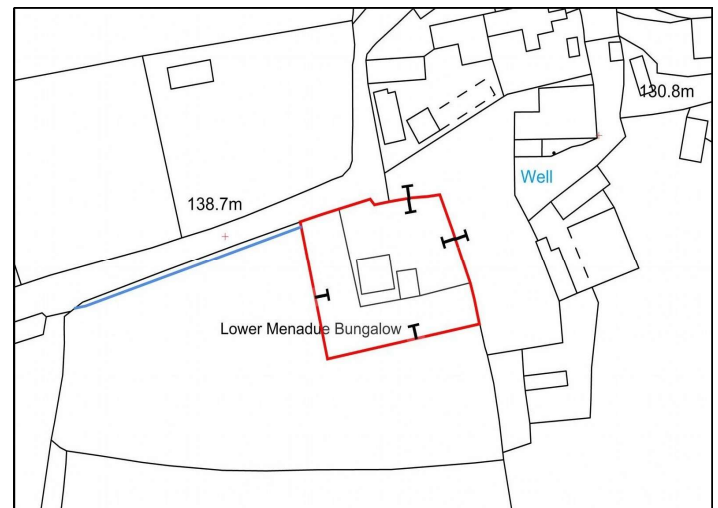
The property is approached to the front via gates, opening onto a concrete driveway with room for several cars. There are generous size gardens surrounding the bungalow which are predominantly laid to lawn and concrete pathways adjoining the property itself.

Detached Garage

18' 11" x 12' 6" (5.76m x 3.81m) Metal up and over door to front. Light and power supply. Personal door to side. Window to side elevation.



FRONT GARDEN



BOUNDARY PLAN (FOR ILLUSTRATION ONLY)

AGENTS NOTE

The adjoining field to the rear (Approx one acre) may be available by separate negotiation if required.

SERVICES

Mains electricity and water. Private drainage (Septic tank).

ENERGY RATING

F(35).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading north from the village of Luxulyan, go past the Village Hall and continue for about half a mile and turn left when signposted for Bodiggo. Almost immediately turn right down a single track country road and continue for approximately half a mile. When you arrive at Lower Menadue Farm keep right and follow the road around to the bungalow.



LOUNGE



BEDROOM THREE



KITCHEN



BATHROOM



BEDROOM ONE



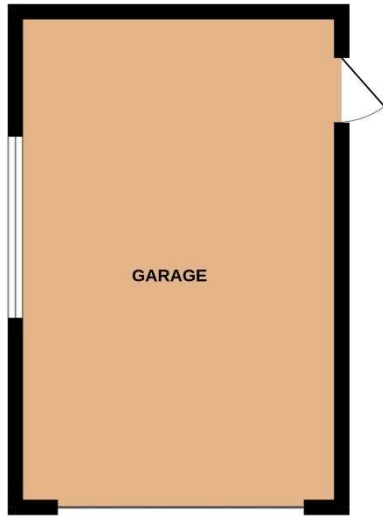
SIDE GARDEN



BEDROOM TWO



REAR GARDEN



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

Members of the NAEA



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