

CARTWHEEL COTTAGE, HIGHER CARBLAKE, FOUR WINDS, BODMIN, PL30 4BX



An extended four bedroom semi-detached cottage with no ongoing chain which would benefit from some degree of modernisation, offering spacious accommodation throughout and enjoying a tucked away location on the outskirts of Bodmin.

Accommodation Comprises:- Entrance porch, kitchen, hallway, lounge/diner, ground floor shower room, ground floor bedroom, landing, three further bedrooms, family bathroom, double glazing, oil fired central heating, detached garage with store room above, parking, paved garden with a large fish pond to the front, generous size enclosed garden to the side and rear, patio and decked area.

£315,000

SITUATION

The property occupies a semi-rural position just off the A30 on the eastern fringes of Bodmin and a short distance from the villages of Cardinham and Millpool. 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 trunk road provides excellent links to the rest of the county. Alternatively, there is a mainline train station at Bodmin Parkway.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Entrance Porch

11' 6" x 6' 3" (3.50m x 1.91m) Tiled floor. Low wall with uPVC double glazed windows. Door to lounge/diner. Stable door to:-

Kitchen

12' 4" x 11' 6" (3.76m x 3.51m) Comprehensive range of wall, base and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in electric oven and grill with inset four ring hob above and extractor over. Space for fridge/freezer. Space and plumbing for dishwasher. Part tiled walls. Tiled floor. uPVC double glazed window to rear elevation.

Hallway

Staircase rising to first floor. Radiator. Tiled floor. uPVC double glazed door to garden. Doors to shower room and bedroom one. Multi-pane door to:-

Lounge/Diner

31' 9" x 15' 3" (9.67m x 4.64m) uPVC double glazed windows to side elevation. Two radiators. Laminate floor. Fireplace with inset wood burning stove on a slate hearth.

Shower Room

9' 3" x 6' 10" (2.81m x 2.08m) (Maximum) Corner shower cubicle with tiled surround. White low level W.C and wash hand basin with cupboard below. Built-in cupboard with space and plumbing for washing machine. uPVC double glazed windows to side and rear elevations. Tiled floor. Chrome heated towel rail. Extractor fans.

Bedroom One

14' 1" x 12' 3" (4.28m x 3.74m) Two uPVC double glazed windows to front elevation. Radiator.

FIRST FLOOR

Landing

Radiator. uPVC double glazed window to rear elevation. Doors to bedrooms and family bathroom.

Bedroom Two

14' 5" x 11' 0" (4.39m x 3.36m) uPVC double glazed windows to side and rear elevations. Radiator. Access to loft space.

Bedroom Three

13' 2" x 9' 11" (4.02m x 3.01m) uPVC double glazed window to front elevation. Radiator. Built-in wardrobe.

Bedroom Four

9' 10" x 9' 9" (2.99m x 2.98m) Two uPVC double glazed windows to front elevation. Radiator.

Family Bathroom

9' 7" x 4' 3" (2.92m x 1.29m) White suite comprising:- Panelled bath with mixer shower, low level W.C and wash hand basin with vanity cupboard below. Built-in airing cupboard. Radiator. Electric wall mounted fan heater. Obscure uPVC double glazed window to front elevation.



OUTSIDE

The property is approached to the front via a sheltered entrance with a pedestrian gate. The front garden is well enclosed and mostly stone paved but also features a large fish pond and a small decking area. A pathway leads to the main garden which is a generous size and predominantly laid to lawn. The garden backs onto a field and is set above the cottage, boasting a good degree of privacy and seclusion. There are two separate sets of steps to access the garden, which includes a patio area at one end and storage for garden equipment etc. A 'Grant' oil fired central heating boiler is located at the back of the cottage. Parking is available directly in front of the garage.



Detached Garage

22' 0" x 14' 1" (6.70m x 4.30m) Door to front. Light and power connected.

Store Room

22' 0" x 14' 1" (6.70m x 4.30m) Located above the garage and currently used for storage, but would be ideal for a home office or studio. uPVC double glazed windows to front, side and rear elevations. uPVC double glazed door to garden. Loft hatch.

ENERGY RATING

F(28).

SERVICES

Mains electricity and water. Private drainage (Shared septic tank).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Heading east from Bodmin on the A30, go past Four Winds garage and leave the A30 at the next exit (Signposted for Blisland and Cardinham). Take the next turning on the right towards Millpool. At the T-junction turn left and then rejoin the A30 heading west towards Bodmin. After approximately half a mile turn left (Almost directly opposite Four Winds garage) and then follow the lane for a short distance and the property is located just after the bend on the right-hand side.



KITCHEN



BEDROOM ONE



LOUNGE



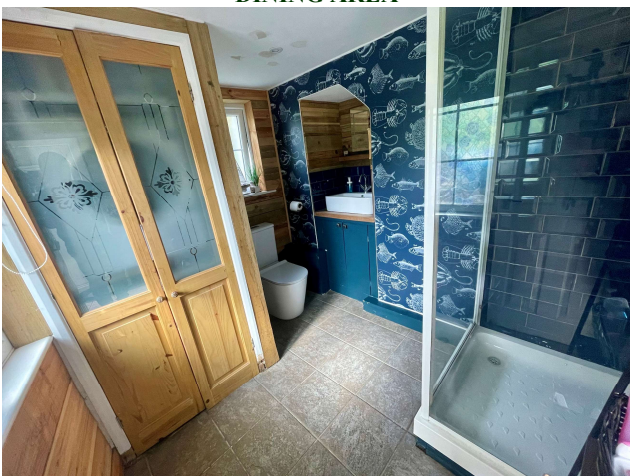
BEDROOM TWO



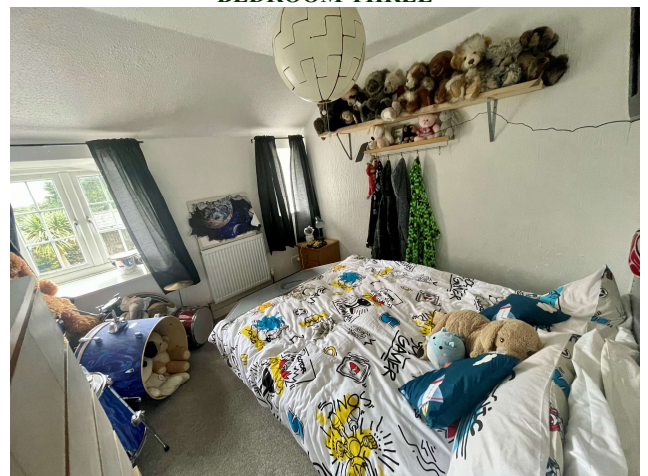
DINING AREA



BEDROOM THREE



GROUND FLOOR SHOWER ROOM



BEDROOM FOUR



GARDEN

GROUND FLOOR



FIRST 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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