

HILLCREST, TRESKILLING, LUXULYAN, BODMIN, PL30 5EL



An individual style two bedroom detached bungalow which is subject to a Local Agricultural Occupancy Restriction, set within a generous size plot and enjoying a tucked away position in the small rural hamlet of Treskill.

Accommodation Comprises:- Front entrance porch, utility room, lobby/boot room, kitchen, dining room, conservatory, lounge, two double bedrooms, en-suite shower room, rear hall, cloakroom, double glazing, electric heating, detached double garage, various sheds, driveway parking for several cars and a large private garden.

£300,000

SITUATION

Treskillig is a small rural hamlet on the western outskirts of Luxulyan. The village of Luxulyan sits at the head of the picturesque Luxulyan Valley and offers a range of local amenities, including a public house, church, village hall, post office/general store and primary school. The village lies just a few miles from the 'Eden Project' and is central to the major towns of Bodmin (approx 6 miles) and St Austell (approx 5 miles).

AGRICULTURAL OCCUPANCY RESTRICTION

The occupation of the property is limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person and to any resident dependants.

Reason: The site is within a rural area in which it is intended to provide primarily for the needs of agriculture.

ACCOMMODATION (All sizes approximate):-

Entrance

Stable door opening into:-

Front Entrance Porch

5' 11" x 3' 11" (1.80m x 1.19m) Door into lobby/boot room. Door into:-

Utility Room

11' 2" x 6' 11" (3.41m x 2.10m) Double glazed window to front elevation.

Lobby/Boot Room

7' 0" x 6' 9" (2.13m x 2.07m) Double glazed window to rear elevation. Wall units. Door into:-

Kitchen

13' 0" x 12' 5" (3.97m x 3.78m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Part tiled walls. Space for electric cooker. Space and plumbing for washing machine. Oil fired Rayburn. Extractor fan. Electric consumer unit. Service hatch. Fluorescent light. Double glazed windows to front and side elevations. Door to:-

Dining Room

16' 0" x 10' 6" (4.87m x 3.19m) Electric radiator. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving. Doors to lounge, bedrooms and rear hall. Double glazed sliding patio door to:-

Conservatory

9' 7" x 8' 1" (2.92m x 2.46m) Dwarf wall with uPVC double glazed window surround and roof. uPVC double glazed door to outside.

Lounge

15' 0" x 12' 5" (4.58m x 3.78m) Double glazed window to front elevation. Electric radiator. Fireplace with fitted wood burning stove on a slate hearth. TV aerial point.

Bedroom One

13' 0" x 12' 9" (3.97m x 3.88m) Double glazed window to rear elevation. Electric radiator. Door into:-

En-Suite Shower Room

9' 1" x 5' 2" (2.78m x 1.58m) Large walk-in shower cubicle with Triton electric shower unit. White low level W.C and pedestal wash hand basin. Part tiled walls. Dimplex wall mounted electric fan heater. Extractor fan. Obscure double glazed window to rear elevation.

Bedroom Two

12' 8" x 11' 5" (3.87m x 3.48m) Double glazed window to rear elevation. Electric radiator.

Rear Hall

6' 10" x 5' 3" (2.08m x 1.59m) Radiator. Telephone point. Access to loft space. Obscure double glazed door to outside. Door to:-

Cloakroom

Low level W.C and pedestal wash hand basin with tiled splashback. Dimplex wall mounted electric fan heater. Extractor fan. Obscure double glazed window to rear elevation.



OUTSIDE

The property is approached to the front via a driveway with parking for several cars. There are various storage sheds and a large private garden to the front with mature tree borders. To the rear is a small garden area, oil tank, and pathway.

Detached Double Garage

19' 9" x 18' 11" (6.01m x 5.77m) Twin up and over doors to front. Personal door to side. Pitched roof. Window to rear. W.C. Light and power.

ENERGY RATING

E(42).

SERVICES

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

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading into the village of Luxulyan from the south, turn left immediately after the Kings Arms pub, which is signposted for Treskillig. Stay on this road until the property is identified on the right-hand side.



LOUNGE



BEDROOM ONE



DINING ROOM



EN-SUITE SHOWER ROOM



CONSERVATORY



BEDROOM TWO



KITCHEN



SHEDS AND DOUBLE GARAGE



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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