



Lower Lodge, Bodmin Road



STAGS

Lower Lodge, Bodmin

Carthew, Cathew, Cornwall PL26 8XQ

St Austell 2.5 miles A30(T) 5 miles

A wonderfully presented and most versatile property with three bedroom house, detached annexe and attractive grounds with a plethora of useful out-sheds

- With Much Ambience
- Rear Enclosed Courtyard
- Detached 1-Bedroom Annexe (2020)
- Attractive Mature Grounds
- Freehold
- Granite 3 Bedroom House
- Original Wash-house Building
- Workshop, Stores, Summerhouse, Sheds etc
- Total About .37 of an Acre
- Council Tax Bands C and A

Offers In Excess Of £500,000

SITUATION AND BRIEF DESCRIPTION

Lower Lodge is situated in the St Austell River valley is well positioned to access St Austell, about 2.5 miles, and also the A30(T) Innis Downs Roundabout about 5 miles to the north.

Lower Lodge presents to the market a wonderfully versatile property with two units of accommodation suitable for purchasers with dependant relatives, as well as parties looking to generate a holiday letting income from the house. The property is wonderfully presented to the market throughout and offers charm and ambience with most attractive well-tended grounds which include some mature deciduous trees. In addition, there are a variety of useful - outbuildings described in greater detail below.

THE HOUSE

A period Victorian detached granite residence with, on the ground floor, an enclosed Entrance Porch, well-proportioned triple aspect Living Room with cast iron open fireplace, Kitchen with a matching range of base and eye level units (electric cooker not included in the sale), oil-fired Rayburn set in a fireplace recess and, in the rear Kitchen Area which wraps back around to the Living Room, a ceramic sink unit with single drainer vegetable bowl and mixer tap. Also on the ground floor at the rear is a most pleasant glazed Sun Room with fitted window blinds, dwarf flowerpot shelving and double doors opening to rear courtyard area.

On the first floor are three light and airy Bedrooms together with a Bathroom with tiled bath, double aspect with opaque glazed windows, contemporary vanity washbasin and close coupled wc, fully tiled shower with rainshower, wall mounted towel radiator and Airing Cupboard. On the Landing is a trap to the roof space with ladder. It is considered that a spiral staircase could be installed to provide permanent access to the roof space and therefore offering potential for conversion to provide additional accommodation - subject to all necessary consents and approvals.



THE REAR COURTYARD AND WASH-HOUSE

At the rear of the house is a stone wall and timber fenced enclosed dog friendly Courtyard, off which is an attractive traditional Wash-House with old Coal Store and Washroom including plumbing for a washing machine, tiled floor, wc and tiled shower with electric shower.

THE CAR PARKING, GARDENS AND BUILDINGS

From the Courtyard, a passageway leads through the Wash-house building to a wide pathway which either runs to the front car parking where there is space for a number of vehicles and fine Store Building, or through to an enclosed rear attractive garden.

The enclosed garden is laid principally to lawn, with well stocked flowering shrub beds and within which is an insulated timber Out-shed, currently used as an Office with a corner wood-burner set on slate hearth and outside raised decked seating area, metal Store building and useful Workshop with workbench.

Part of the property is situated on a flood plain – a risk assessment has been made for planning application purposes for construction of the Annexe and further details are available from Stags Truro Office.

In addition, is an "Orchard Area" currently laid mainly to lawn with mature deciduous trees.

THE ANNEXE

The detached Annexe was completed in 2020 and provides ancillary accommodation for the house (only to be used by members of the family and non-paying guests).

Around the majority of the Annexe is decking with non-slip paths which lead to a pair of double-glazed doors which open to a fine vaulted Kitchen and Living Room and which includes matching oak base and eye level units with deep earthenware sink unit with mixer tap, dishwasher, built-in fan assisted oven and grill, 4-ring induction hob with extractor hood over, space for free-standing American style refrigerator freezer.

Off the Living Area is a sliding door to a Bedroom with roof lights and from which in turn is a sliding door to an En Suite Shower Room with walk-in fully tiled shower with rain shower, tiled wood effect floor, modern vanity washbasin, close coupled wc and wall mounted mirror fronted bathroom cabinet.

At the rear is a Plant Room with wc with space saver washbasin over the cistern, space and plumbing for washing machine.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From St Austell take the B3274 towards the China Clay Museum. Drive out of the town passing under the railway viaduct. At Ruddlemoor, pass the entrance to the China Clay Museum on the left and the entrance to Lower Lodge will then be seen after about 80 yards on the left-hand side where there is a wide cut granite splayed and pillared entrance.

SERVICES

House – Mains water, electricity and drainage connected. Oil-fired Rayburn serving domestic hot water and central heating.

Annexe – Mains water and electricity connected. Private drainage via sewage treatment plant. Oil-fired underfloor heating.

Broadband: Standard and Ultrafast Available (Ofcom). Mobile:O2 likely and Three Limited indoors and EE, Three, O2 and Vodaphone likely outdoors (Ofcom).

PLEASE NOTE

The wrought iron archway in the garden is excluded from the sale. There are some covenants on the title deeds.



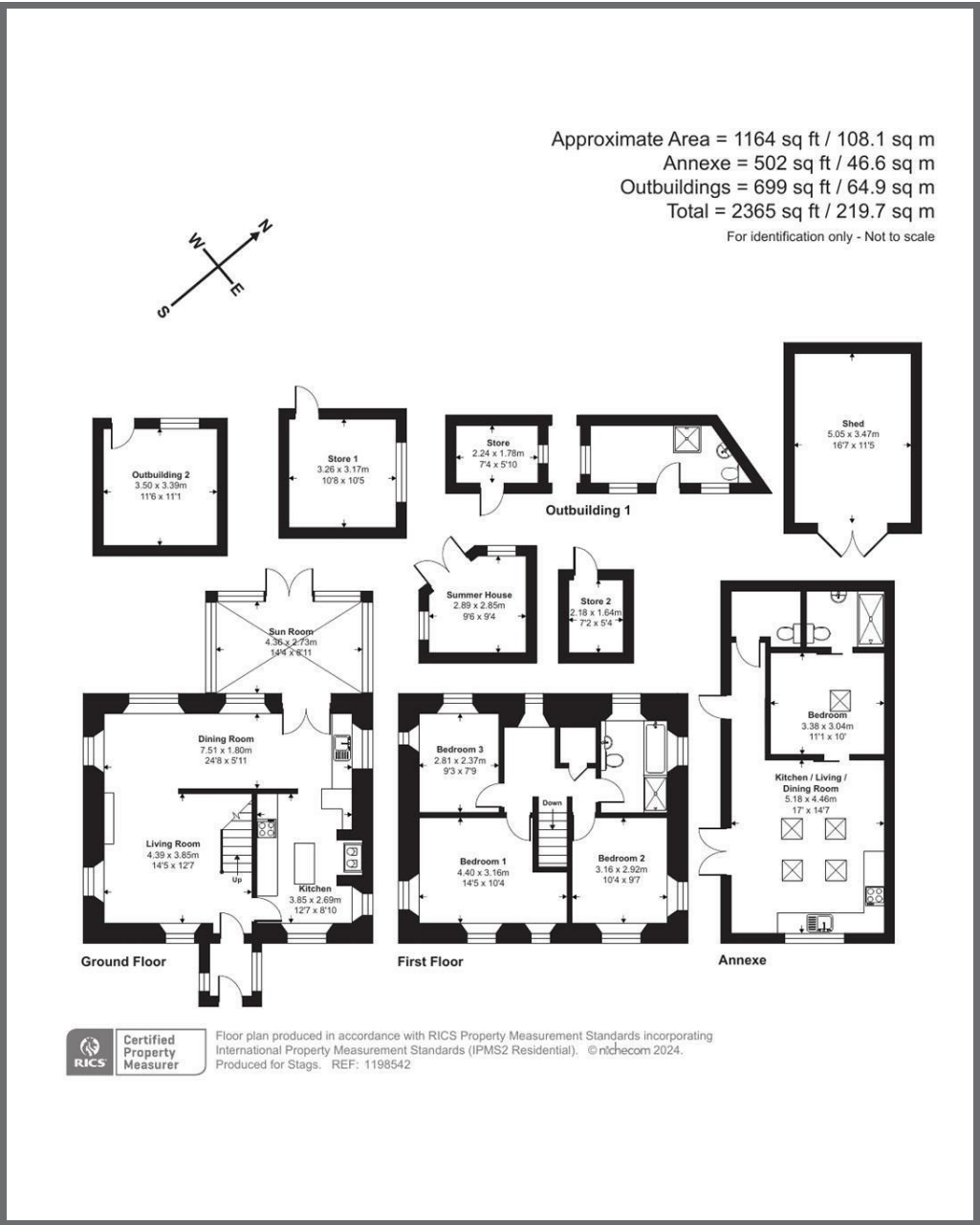
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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