



**Pengelly Park, Wilcove Torpoint PL11 2PL**



**welcome to**

**Pengelly Park, Wilcove Torpoint**

Fox & Sons are proud to present this beautiful property in Wilcove. The 3 bedroom property has been recently extended and has countryside views, a driveway, front and rear gardens, a master en suite and offers modern living in a house full of character. This is a must view!



## Front Garden

A southerly facing front garden that is enclosed with hedges creating lots of privacy. The garden is largely laid to lawn with a pathway leading around to the front of the property through the outbuilding. There is also space for a greenhouse and currently two raised flower beds.

## Dining Area

17' 4" x 12' 2" ( 5.28m x 3.71m )

A beautiful room designed for families and social activities when the property was extended in 2018. The dining room consists of spot lights and 3 pendent lights, under floor heating, double glazed window to the side and engineered wood flooring. There is also a door leading through to the lounge, an opening into the kitchen and bi-fold doors opening to the front garden.

## Kitchen

14' 5" x 10' 2" ( 4.39m x 3.10m )

A modern Howdens kitchen fitted in 2018. Benefiting from ceiling spot lights, wall mounted and floor based units, a composite 1 1/2 sink and drainer, double glazed window to the front, integrated microwave, electric oven and dishwasher, ceramic hob, extractor fan, engineered wood flooring and space for a fridge freezer. There is a door taking you through to the rear porch and utility room.

## Lounge

16' 7" x 11' 10" ( 5.05m x 3.61m )

This lounge gives you a warm, relaxed, homely feel, perfect for switching off at the end of a long day. Ceiling lights, double glazed window to rear garden, radiator, fire place currently featuring a working log burner, restored solid wood flooring and doors to dining area and rear porch.

## Rear Porch

A useful area with doors giving access to the lounge, kitchen, utility/cloakroom and rear garden. There is a ceiling light, engineered wood flooring, a radiator and stairs leading to the first floor.

## Utility Area

6' 11" x 5' 9" ( 2.11m x 1.75m )

Ceiling light, air source heat pump, w/c, wash hand basin, wood flooring, wall units, work top space, space for washing machine and tumble dryer, double glazed window to the rear.

## Landing

Ceiling spot lights, radiator, loft hatch, carpet flooring and doors to the three bedrooms and bathroom.

## Master Bedroom

16' 8" max x 10' 2" max ( 5.08m max x 3.10m max )

Part of the extension in 2018 was to add this beautiful master bedroom. Double glazed windows to the front, over looking areas of natural beauty, electric heated/vanity mirror, velux windows that can be controlled electronically are a great addition to the room as is the en suite and the vaulted ceiling. The bedroom itself benefits from ceiling spot lights, carpet flooring and a radiator.

## En Suite

Ceiling spot lights, shower cubicle with waterfall shower, w/c, wash hand basin, heated towel rail, electric heated/vanity mirror, laminate flooring and an extractor fan.

## Bedroom Two

13' 2" max x 11' 11" max ( 4.01m max x 3.63m max )

Ceiling light, radiator, carpet flooring and double glaze windows to the rear showing countryside views and further to the left you can see across River Tamar into Plymouth.

## Bedroom Three

14' 6" max x 8' 1" max ( 4.42m max x 2.46m max )

Ceiling light, carpet flooring, radiator, double glazed window to the rear with countryside views.

## Bathroom

Converted to a bathroom in 2018, having previously been a bedroom you will find ceiling lights, a bath

tub with a shower over head, w/c, wash hand basin with storage units, heated towel rail, double glazed window to the front with countryside views and laminate flooring.

## Rear Garden

Stepping out from the dining room into the peaceful rear garden, you will be greeted by a decking area perfect for sitting and soaking up the sunshine. From here there is a larger area laid to lawn, with bushes and shrubs ahead. The garden is enclosed with a hedge line and fencing. There is a gateway giving access to the driveway as well as a patio area to the side which links to the main entrance and the outbuilding.



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## Pengelly Park, Wilcove Torpoint

- COUNTRYSIDE VIEWS
- EXTENDED FAMILY HOME
- EN SUITE
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: C

offers in excess of

**£380,000**



Please note the marker reflects the postcode not the actual property

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