

Relistian Lane

Gwinear

TR27 5HE

Offers In The Region Of  
£450,000

- 4 BEDROOM DETACHED BUNGALOW
- ANNEXE POTENTIAL
- ENORMOUS PARKING AREA
  - INTEGRAL GARAGE
- BEAUTIFUL REAR GARDEN
- ABBUTTING OPEN FARMLAND
- PRIVATE GATED ENTRANCE
  - SUPERBLY PRESENTED THROUGHOUT
- SCAN QR FOR MATERIAL INFORMATION
- NO ONWARD CHAIN



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1423.00 sq ft



4



2



2



C72

### DESCRIPTION

NO ONWARD CHAIN. A wonderfully positioned and spacious detached four bedroom bungalow offering versatility and enjoying fabulous rural views. This generous four bedroom detached bungalow could also be used as a three bedroom bungalow with one bedroom annex, subject to any necessary consents and some minor adjustments in terms of the way the property is currently arranged. Internally there is a living room, dining room, kitchen, conservatory, four bedrooms, one with an en-suite shower room along with utility and integral garage. Externally there is an expansive granite chipped driveway providing parking for multiple vehicles along with space for camper vans or caravans. To the rear there is a lovely lawned garden which enjoys uninterrupted views across adjacent farmland with St Ives in the distance. A stunning timber summer house adds to the charm. This rear garden enjoys superb levels of privacy and is a crowning feature of the property.

### ENTRANCE

Timber double glazed obscure door opening into:

### HALLWAY

A particularly generous entrance hall with doors leading to Kitchen, Living room, Family bathroom, three Bedrooms, separate WC. Glazed door to rear Utility room which in turn gives access to a fourth bedroom. Three wall mounted radiators. Glazed partition through to living room.

### LIVING ROOM

14'5" x 12'1" max (4.412m x 3.70m max)

A lovely spacious and light room with almost floor to ceiling UPVC double window to front elevation. Hardwood timber glazed door opening into conservatory giving further natural light. Coal effect gas fire with slate and stone surround with timber mantle over. Radiator. Open archway access through to:

### DINING ROOM

11'4" x 9'5". (3.456m x 2.873m.)

Another lovely light and airy room of dual aspect design accessed via a broad archway from the living room. which gives the feel of an open plan design with the benefits of a separate room. UPVC double glazed window to side elevation overlooking the garden. Double glazed sliding doors to rear elevation with views over the delightful garden. Radiator. Glazed service hatch through to kitchen.

### CONSERVATORY

12'0" x 10'6" (3.671m x 3.217m)

A fabulous and spacious conservatory, beautifully positioned to take full advantage of the stunning views on offer from this elevation of the property. Ceramic tile flooring. UPVC double glazed windows to three sides. UPVC double glazed roof. UPVC double glazed French doors leading out onto stone paved terrace. Two wall mounted radiators.

### KITCHEN

11'4"m x 10'8"m reducing to 8'6" m. (3.45mm x 3.25mm reducing to 2.59m m.)

A pleasant kitchen with oak effect herringbone style laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with granite effect roll top work surfaces over. Inset 1 1/2 bowl, Frankie stainless steel sink unit with drainer board and mixer top over. Tiled splashback to four sides. Breakfast bar with space underneath the stools with radiator. Slimline dishwasher. Fridge. Oven with Bosch four ring gas hob with extractor fan over. Timber double glazed picture window to rear elevation overlooking garden and enjoying fabulous countryside view beyond. Timber double glazed door leading out to rear garden.

### BEDROOM ONE

11'5" x 11'0" to built-in wardrobes. (3.48m x 3.37m to built-in wardrobes.)

A lovely sunny room with UPVC double glazed picture window to front elevation. Two sizeable double wardrobes both with glazed sliding doors providing plentiful hanging and shelving space. Warm mounted radiator.

### BEDROOM TWO

11'4" x 8'9". (3.478m x 2.683m.)

Well proportioned double bedroom with UPVC double glazed windows overlooking front garden. radiator. Loft hatch.

### BEDROOM THREE

9'9" x 5'8". (2.979m x 1.741m.)

Currently utilised as a study but can be used as a fourth bedroom. Timber double glazed picture window overlooking the rear garden, again and enjoying countryside views. Radiator.



### FAMILY BATHROOM

7'9" x 5'4" (2.366m x 1.64m)

A lovely bathroom and with tiled flooring. A white Suite comprising of P shaped bath with plumbed Myra shower attachment over. Wash hand basin with cupboard unit beneath combining WC. Wall mounted cabinets with wall mirror. Fully tiled to four walls. Timber glazed obscured window to rear garden. Warm mounted chrome heated towel rail. Extractor fan.

### W.C.

Low level WC. Wall mounted wash hand basin wood tiled splashback. Glazed obscured window to rear elevation.

### POTENTIAL ANNEXE AREA

To the rear of the main hallway is a timber glazed door which gives access to a rear hall with radiator. Beyond this there is direct access into the rear utility room which in turn has a door leading to another excellent double bedroom. These two rooms at the rear of the property could be utilised as a separate annexe providing a bedroom, En-Suite shower room and Utility area which could easily be converted into a fully fledged kitchen. There is access both from the utility room and Bedroom to both the front and rear garden. Presently, these two rooms form part of the existing house.

### UTILITY ROOM

9'3" m x 6'5" increasing into 8'7" (2.834 m x 1.981m increasing into 2.639m )

A range of floor standing and wall mounted cupboard and drawer units with granite effect Worksurfaces over. Space and plumbing for washing machine and tumble dryer. One bowl stainless steel sink unit with drainer board and hot and cold taps over. Tiled splashback to two sides. Timber double glazed window overlooking the rear garden. Timber glazed door accessing the rear garden. Cupboard units housing fridge and freezer. Radiator. LED spotlights over.







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### BEDROOM FOUR

9'11" increasing into 11'3" x 9'2" m, (3.028m increasing into 3.44m x 2.795 m,)

A well proportioned double bedroom with UPVC double glazed floor to ceiling picture window to front elevation overlooking driveway along with UPVC double glazed door opening on to front driveway. Wall mounted radiator. Door opening into:

### EN-SUITE

6'0" x 3'3" ( 1.836m x 1.004m )

Shower cubicle with wall mounted Mira electric shower over. Low level WC. Inset wash hand basin with hot and cold taps over. Fully tiled to four walls. Emergency lighting system. Extractor fan.

### OUTSIDE

#### TO THE FRONT

The property accessed initially via a shared driveway which almost immediately splits into giving gated private access through the wrought iron gates in to a highly generous granite chipped parking area suitable for multiple vehicles including oversize vehicles such as campervan and caravans, which gives access into an integral garage. There is an attractive stone paved pathway leading the length of the front of property. There is access to the rear garden to both sides of the property by way of gated access. The spacious area to the front of the property also benefits from a level lawn and a range of shrubs bushes and plants giving both colour and privacy to the boundaries.







### GARAGE

20'7" m x 8'9" m (6.291 m x 2.683 m)

Spacious and very useful integral garage with timber glazed window to side elevation and timber double glazed door giving access to the rear garden. Wall mounted Viessmann gas combination boiler. One bowl stainless steel sink unit with draining board and mixer tap over with units beneath. Wall mounted cupboard unit. Up and over garage door. Power and light including emergency lighting system. Plumbing for washing machine. Storage above.

### REAR GARDEN

Undoubtedly one of the highlights of this lovely property is the expensive and private rear garden. Enjoying fabulous uninterrupted countryside views for miles. Access from both sides of the property, from the conservatory, the dining room, the kitchen, utility and the rear of the garage, this is a property that draws you outside! To the rear of the property running and it's entire length is a concrete pathway Which opens onto a predominantly level wrap around lawn which enjoys stunning rural views from almost all positions. There are a range of shrubs, plants and trees to the borders giving privacy and shelter. Towards the rear of the garden there is an impressive summer house which sits on a purpose built concrete base with attractive stone paved pathway to the side.



### SUMMER HOUSE

12'10" m x 7'11" m. (3.913 m x 2.436 m.)

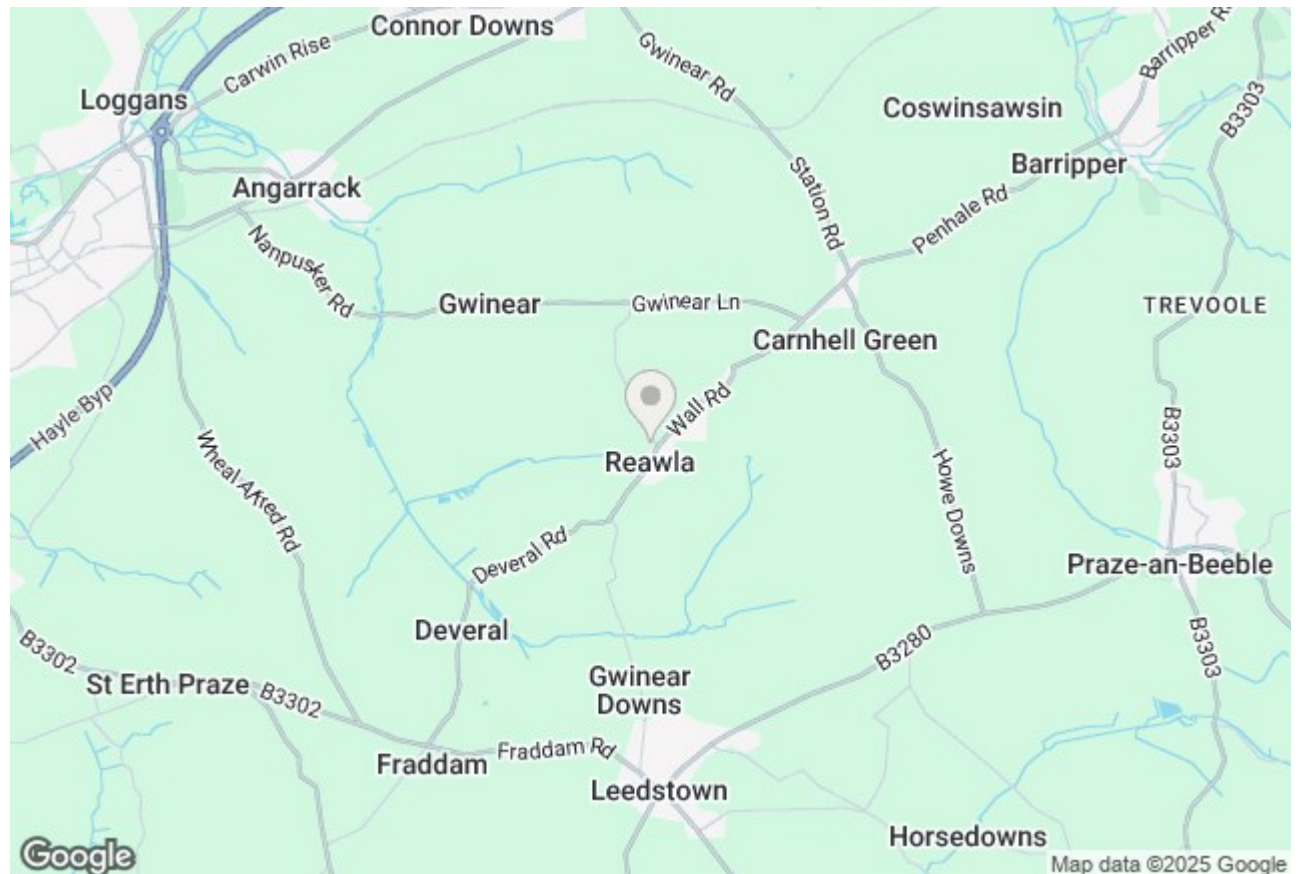
A wonderful addition to the garden and genuinely usable accommodation which has been beautifully presented. Timber double glazed Windows to front elevation along with timber double glazed French doors which open up to the wonderful countryside view. There is plenty of space for, table and chairs and the benefit of with lighting and Soundsystem currently installed.

### MATERIAL INFORMATION

Verified Material Information Asking price: Offers in region of £475,000 Council tax band: C Tenure: Freehold Property type:



Bungalow Property construction: Standard form Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions  
Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply  
Sewerage: Mains Heating: Central heating Heating features: Double glazing and Open fire Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent Parking: Garage, Driveway, Gated, Off Street, and Private Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: Level access Coal mining area: No Non-coal mining area: Yes Energy Performance rating: C All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## Ground Floor

Approx. 132.2 sq. metres (1422.8 sq. feet)



Total area: approx. 132.2 sq. metres (1422.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	82
EU Directive 2002/91/EC		
England & Wales		

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