



Linton Rise, Summercourt, TR8 5AE

david ball
Agencies

Step into country with this 5-bedroom bungalow, offering unrivalled views and a gated entrance ensuring privacy. Set within over 4 acres of open land, this property boasts the true feeling of semi rural living. The property has idyllic countryside views from every aspect, while additional amenities include a two-berth caravan for guests and a versatile outbuilding ideal for storage or pursuing hobbies. With the comfort of oil central heating and ample parking for numerous vehicles, this property offers a lifestyle of comfort and relaxation. Viewing is highly recommended to fully appreciate all this property has to offer. No onward chain ensures a smooth transition for buyers seeking their dream countryside retreat.

Offers In The Region Of £750,000 Freehold

Key Features

- Large detached five bedroom rural bungalow.
- Oil fired central heating
- Over four acres of formal gardens
- Separate two berth caravan
- Workshop
- Kitchen with central island
- Gated drive
- Generous parking area

Entrance hall

Large hallway with double doors leading to subsequent accommodation

Bedroom four /office

Double glazed window to the front aspect. Radiator

Living room

Good sized living area with double doors leading into the living room with great views over the local countryside with double glazed window to side aspect. Radiator.

Kitchen/dining room

A Kitchen with a range of base, wall and draw units with roll top work surfaces over. Two sets of double glazed door to rear aspect and double glazed window to the rear aspect. A central kitchen island with fitted inset steel sink unit . Range style cooker with Perspex splashback with extractor fan over. Radiator. Door to hall way.

Utility

Double glazed window to rear aspect. Floor units with steal sink drainer over. Space for white goods. Oil fired boiler.





W/C

Close coupled W/C with hand wash basin.

Bathroom

Double glazed obscure window to the front aspect. White bathroom suite with panelled bath and close coupled W/C and hand wash basin. Shower cubicle with heated towel rail.

Bedroom one

Double glazed window to side aspect. Built in wardrobe. Radiator.

Bedroom two

Double glazed window to side and front aspect. Built in wardrobe. Radiator.

Bedroom three

Double glazed window to front aspect. Built in wardrobe. Radiator

Bedroom five/dining room

Double glazed sliding patio door to the rear aspect and double glazed window to the rear.

Store

Double glazed door and double glazed window to the rear of the property.

Workshop garage

A block built workshop with double glazed windows and door.

Caravan

Set within this expansive property lies a charming four-berth caravan, boasting the comforts of LPG central heating. Step into the inviting open-plan living area,, complemented by two snug bedrooms, one of which features an en-suite for added convenience. Shower room ensure. Notably, this caravan holds a certificate of lawfulness for residential use, offering a flexible and comfortable living arrangement amidst the picturesque surroundings.

Outside

Expanding over four acres of sprawling land and gardens, this property offers a verdant oasis of tranquillity. A gated drive at the front ensures privacy and security, While a secondary entrance to the right of the residence conveniently loops around to the rear. With parking facilities capable of accommodating a large number of vehicles. The extensive grounds present exciting potential for paddocks and grazing land, catering to equestrian or agricultural pursuits, amplifying the allure of this countryside retreat.

Services

The following services can be found at the property: Mains electric, oil, water and private drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

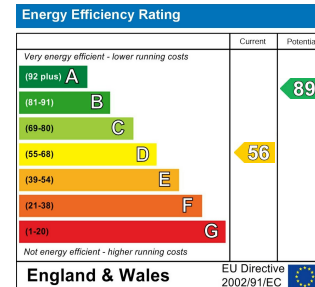
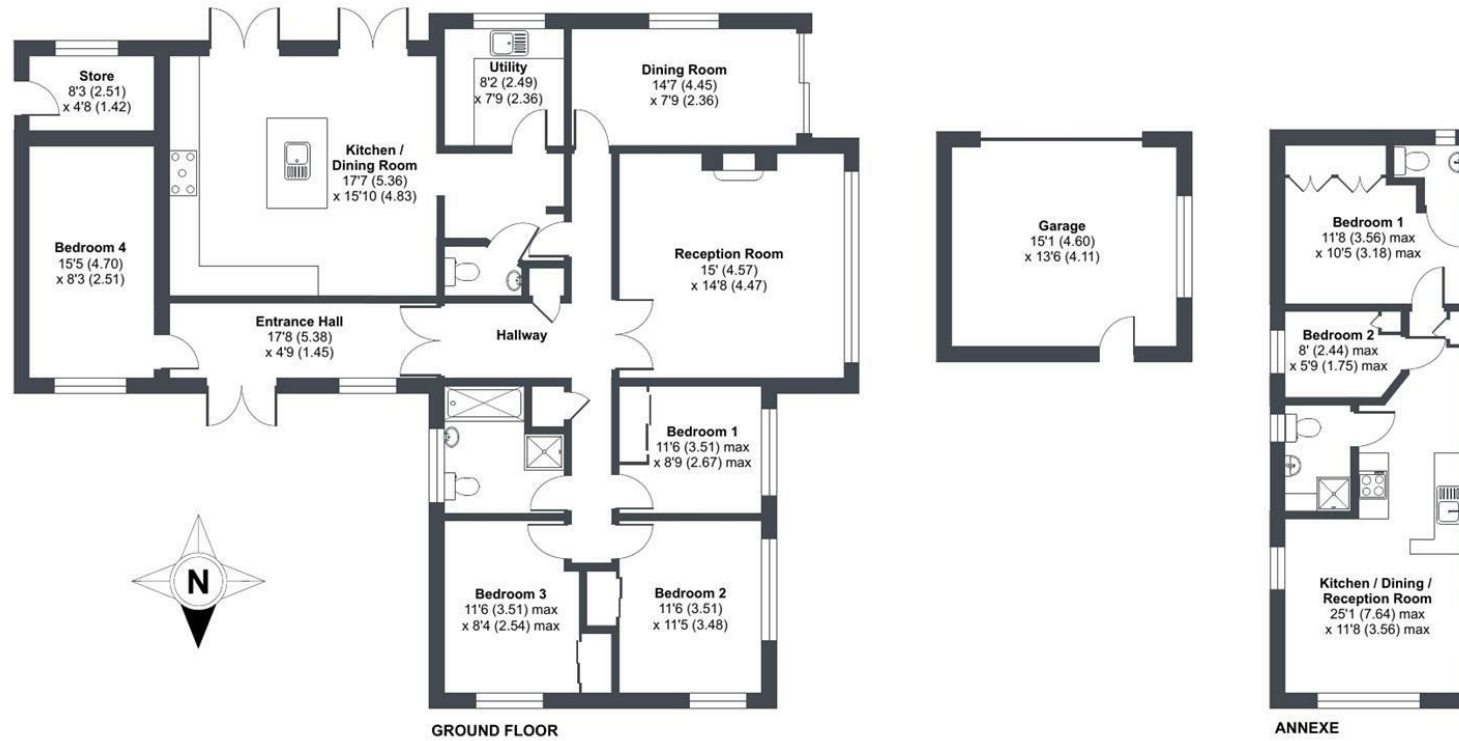
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Approximate Area = 1836 sq ft / 170.5 sq m (includes garage)

Annex = 429 sq ft / 39.8 sq m

Total = 2265 sq ft / 210.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1102581

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