



Hole Corner



Bodmin Parkway 4.4 miles - Bodmin 6.2 miles - Liskeard 8.6 miles

A spacious detached bungalow with impressive far reaching views, set within a charming moorland setting.

- 3 Bedroom Bungalow
- Spacious Accommodation
- Lovely Rural Views
- Private Garden
- Ample Parking
- Timber Workshop/Garage
- Tenure: Freehold
- Council Tax Band: D

Guide Price £395,000

SITUATION

The property is located on the fringes of the hamlet of Mount, on the edge of Bodmin Moor and close to the villages of Cardinham, Millpool and St Neot. The surrounding area is excellent for horse riding, mountain biking and walking with direct access onto the vast expanses of Bodmin Moor. Day to day amenities can be found in the nearby town of Bodmin as well as a mainline railway station with services to London Paddington via Plymouth and Exeter. The property's excellent location in the centre of the county give access to both North and South coastlines. Access onto the A30 is within a mile and this provides a 60 mile journey to Exeter and the M5 motorway.

DESCRIPTION

This spacious bungalow is located within a delightful rural moorland setting. The property has 3 bedrooms with a delightful garden, ample parking and a detached timber garage/workshop.

ACCOMMODATION

Front door leads into a spacious entrance hall with two useful storage cupboards and an airing cupboard. The sitting room is a generous size with a feature fireplace and enjoys a most pleasant outlook over the garden with countryside views beyond. Sliding doors lead out to a terrace, offering an ideal setting for al fresco dining. The kitchen/dining room provides an excellent space for hosting and comprises a range of wall mounted cupboards, base units and drawers, inset sink, built-in cooker with an electric hob and extractor hood over, integrated dishwasher and a door through to the utility room with additional cupboards, sink, space for appliances and a door to the side of the property.

There are three bedrooms with bedroom 1

benefitting from an en suite shower room with a shower, WC and wash hand basin. The family bathroom comprises a bath, WC and a wash hand basin.

OUTSIDE

There is a driveway to the front with ample parking in front of a useful detached timber garage/workshop with a further additional store.

The garden is a charming feature of the property, boasting an array of mature trees, shrubs and plants. The garden predominantly laid to lawn with a patio terrace enjoying the splendid rural views the property has to offer.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

Please note that the photographs were taken in 2023 and since then, the property has been redecorated and the carpets have been removed.

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

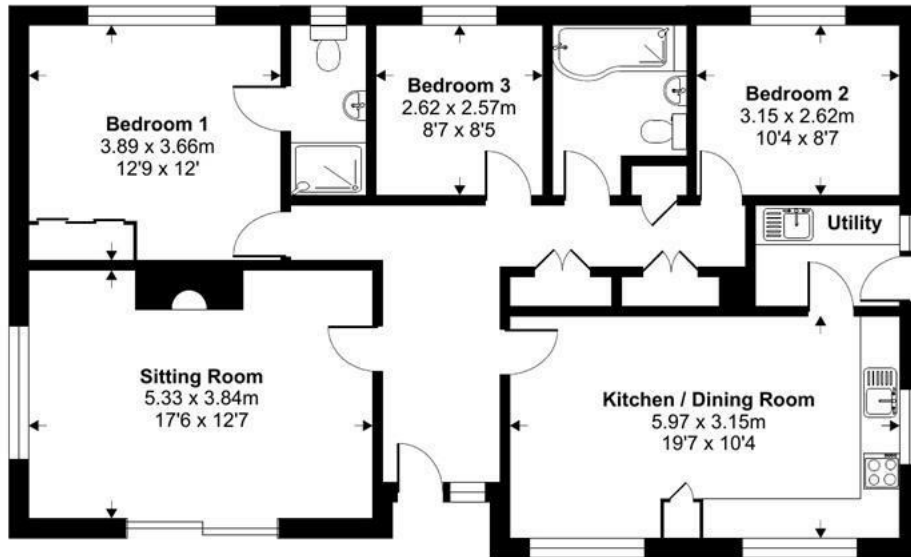
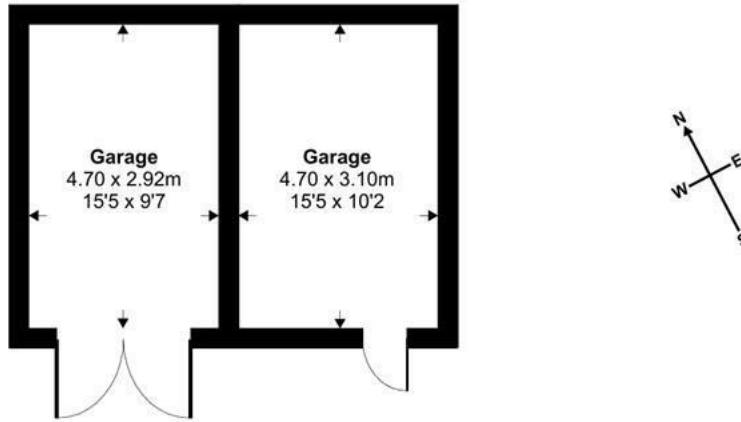
From Launceston take the A30 dual carriageway west towards Bodmin. At the Preeze Cross junction turn left signposted Blisland and Cardinham. Proceed into and through the village of Millpool and continue for 2.4 miles. After crossing the cattlegrid turn right signposted Bodmin A38, the property is on the right hand side in approximately 150 yards.

what3words.com:
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Approximate Area = 1122 sq ft / 104.2 sq m
 Garage = 322 sq ft / 29.9 sq m
 Total = 1921 sq ft / 178.4 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1014809

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

EU Directive 2002/91/EC

England & Wales

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