



Seven Firs



Seven Firs Little Downs

Cardinham, Bodmin, Cornwall, PL30 4EF

Cardinham 1.7 miles - Bodmin 5 miles - South Coast 16 miles

An immaculately presented bungalow set within beautifully landscaped level gardens presented in excellent decorative order

- 3 Double Bedrooms (1 En-Suite)
- Ample Off Road Parking
- Double Garage
- Garden Sheds/Storage
- Privately Owned Solar Panels
- Beautifully Presented
- Tenure: Freehold
- Council Tax Band: F

Guide Price £550,000

SITUATION

The property is situated in a sought after, rural location, within 2 miles of the moorland village of Cardinham. Situated on the fringes of Bodmin Moor means the location and immediate surroundings are highly desirable for those looking for horse riding, mountain biking and walking with access onto the vast expanses of unspoilt Cornish Countryside. There are scenic walks through Cardinham Woods, 3 miles of the property and neighbouring villages of Millpool, Mount and Fletchersbridge are all within a few miles. Day to day amenities can be found in the nearby town of Bodmin only 5 miles away, 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 with the A30 only 4 miles away connecting the Cathedral Cities of both Truro and Exeter.

DESCRIPTION

A well proportioned, detached bungalow offering 3 double bedrooms, ample off road parking and a double garage, all set amongst a generous plot with wraparound landscaped gardens. The property is understood to be of block construction and was originally built in the 1970's. The property has undergone a range of significant home improvements including the installation of privately owned solar panels and underfloor heating, a stylish kitchen, a rear sun room and side garage extension and upgraded double glazing to name a few.

ACCOMMODATION

The accommodation throughout the bungalow is presented in excellent decorative order, with underfloor heating throughout the majority of the property and well proportioned rooms enjoying views over different sections of the garden.



A large and welcoming entrance hall offers space for coats and shoes and access to the integrated garage. The garage offers a utility space to one end with space and plumbing for white goods and a door to the rear garden. The kitchen has been upgraded with a fitted range of contrasting units and a beautifully tiled floor, along with integrated appliances including a fridge, dishwasher, and freestanding Rangemaster cooker. There is space for a dining table and chairs in the kitchen, with a door accessing the level area of decking to the rear garden. The property is not short of storage, with triple storage cupboards built in to the main hallway that leads to the 3 double bedrooms. The principle bedroom has a large en-suite shower room, with an adjoining dressing room. Bedroom 2 shares the family bathroom with an adjoining door, whilst bedroom 3 enjoys a dual aspect over the landscaped gardens and rural outlooks. The sitting room is of a similar, impressive size to the rest of the property housing a centrally positioned wood burning stove with views to one end over the gardens. Adjoining the sitting room is a south westerly facing sun room, with fitted blinds and underfloor heating ensuring it's a reception room that can be used all year round. Sliding doors lead onto the same decked sun terrace from the kitchen, ensuring the whole of the rear can be enjoyed amongst visiting family and friends.

OUTSIDE

The property is approached by a gated entrance to a private driveway offering ample off road parking for a number of vehicles. The proportions of the driveway allow access for larger vehicles including vans, motorhomes and trailers etc. The double garage has power and light connected with ample storage space for workshop benches etc. as well as housing the equipment for the services to the property. The gardens are a real feature of the property, as the level areas of lawn wrap around the bungalow perfect for couples and families alike to enjoy areas of peace and privacy. There is an abundance of colour throughout the garden with many mature shrubs, bushes, trees and hedges all kept to a manageable level. The gardens are mainly laid to lawn, with an area of level decking to the rear which adjoins the bungalow, facing south west to enjoy the afternoon and evening sun. Various garden outbuildings include a garden storage shed, additional potting shed and a greenhouse. The bungalow sits in a generous plot, overlooking a green space at the front and bordered by natural hedge boundaries, mature trees and backing on to the neighbouring farmland at the rear.

SERVICES

Mains electricity and water. Private drainage via septic tank. Underfloor heating via ground source heat pump, and woodburning stove. Privately owned solar panels on feed in tariff. 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. The property is sold subject to all local authority charges.

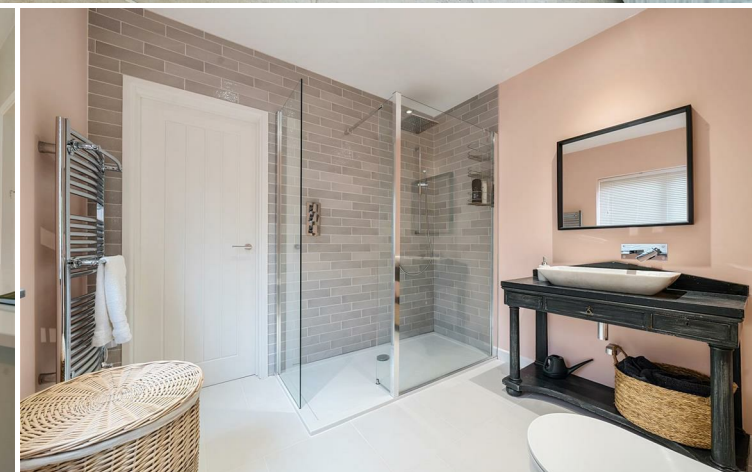
VIEWINGS

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 through the village of Millpool and after 1.17 miles at the green triangle in the road, continue left towards St Neot. Continue along the lane for approximately 1.4 miles, turn right towards Bodmin, proceed for 0.7 miles and turn left signposted Liskeard (A38), where the property can be found on the right hand side.

what3words.com: ///engraving.owns.official



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.



Approximate Area = 1835 sq ft / 170.5 sq m
 Garage = 429 sq ft / 39.8 sq m
 Outbuilding(s) = 232 sq ft / 21.5 sq m
 Total = 2496 sq ft / 231.8 sq m
 For identification only - Not to scale

Ground Floor

- Garage: 6.60 x 6.07m (21'8" x 19'11")
- Boiler Room
- Kitchen / Diner: 4.47 x 3.91m (14'8" x 12'10")
- Sitting Room: 8.08 x 3.81m (26'6" x 12'6")
- Bedroom 1: 4.47 x 4.00m (14'6" x 13'2")
- Bedroom 2: 3.83 x 3.60m (12'5" x 11'8")
- Bedroom 3: 3.89 x 2.82m (12'9" x 9'3")
- Conservatory: 4.52 x 4.30m (14'10" x 10'10")
- Storage: 3.91 x 2.08m (12'10" x 6'10")
- Shed / Summer House: 5.74 x 2.34m (18'10" x 7'8")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1181726



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	72

England & Wales EU Directive 2002/91/EC

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999