



Tregrylls Farm Bungalow

Tregrylls Farm

Lesnewth, Boscastle, Cornwall PL35 0HT

Boscastle - 4 miles. A39 Davidstow - 3 miles. Launceston (A30) 16 miles.

A 3 bedroom detached bungalow, subject to an agricultural occupancy condition (AOC), in need of modernisation and in a moorland location

- 3 Bedroom Detached Bungalow (AOC)
- Rural Moorland Location
- Near Immediate Neighbours
- Gardens
- Driveway
- Off Road Parking
- In Need of Modernisation
- Open Plan Kitchen/Breakfast Room
- Council Tax Band: C
- Tenure: Freehold

Guide Price £325,000

SITUATION

The bungalow is situated in a rural, moorland location with views over the neighbouring countryside. The property lies approximately 4 miles from the spectacular North Cornish Coast, and within the Pentire Point to Widemouth Area of Outstanding Natural Beauty. The narrow harbour of Boscastle is less than 4 miles away, with many charming character stone cottages, together with the spectacular landscape and coast path which attracts a number of visitors. The historic market town of Launceston is approximately 16 miles away where you can join the A30 to the East or West through Devon or Cornwall.

DESCRIPTION

A 3 bedroom detached bungalow subject to an AOC, with adjoining gardens and in a peaceful, moorland location. The property would undoubtedly benefit from modernising and renovating throughout, but benefits from off road parking to the front on a private driveway.



ACCOMMODATION

The bungalow offers well proportioned accommodation throughout, and in brief comprises: entrance porch leading into a the main hall, with airing cupboard and loft hatch. The kitchen has a single, stainless steel sink and drainer, an oil fired Rayburn and pine wall and floor mounted units. The utility room has a door accessing the cloakroom and the rear garden, an oil fired combi-boiler and plumbing for a washing machine. There is a sitting room with a fire place and the family bathroom has a fitted suite with bath and separate shower cubicle. There are 3 double bedrooms, 2 with built-in wardrobes.

OUTSIDE

The front of the bungalow faces south, with a drive and parking area for a number of vehicles. The gardens to the side and rear are mainly laid to lawn with mature shrubs and beds wrapping around the other three sides of the bungalow.

SERVICES

Private water via bore hole. Private drainage. Mains electricity. Oil fired central heating. Please note the agents have not inspected or tested these services.

VIEWING

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

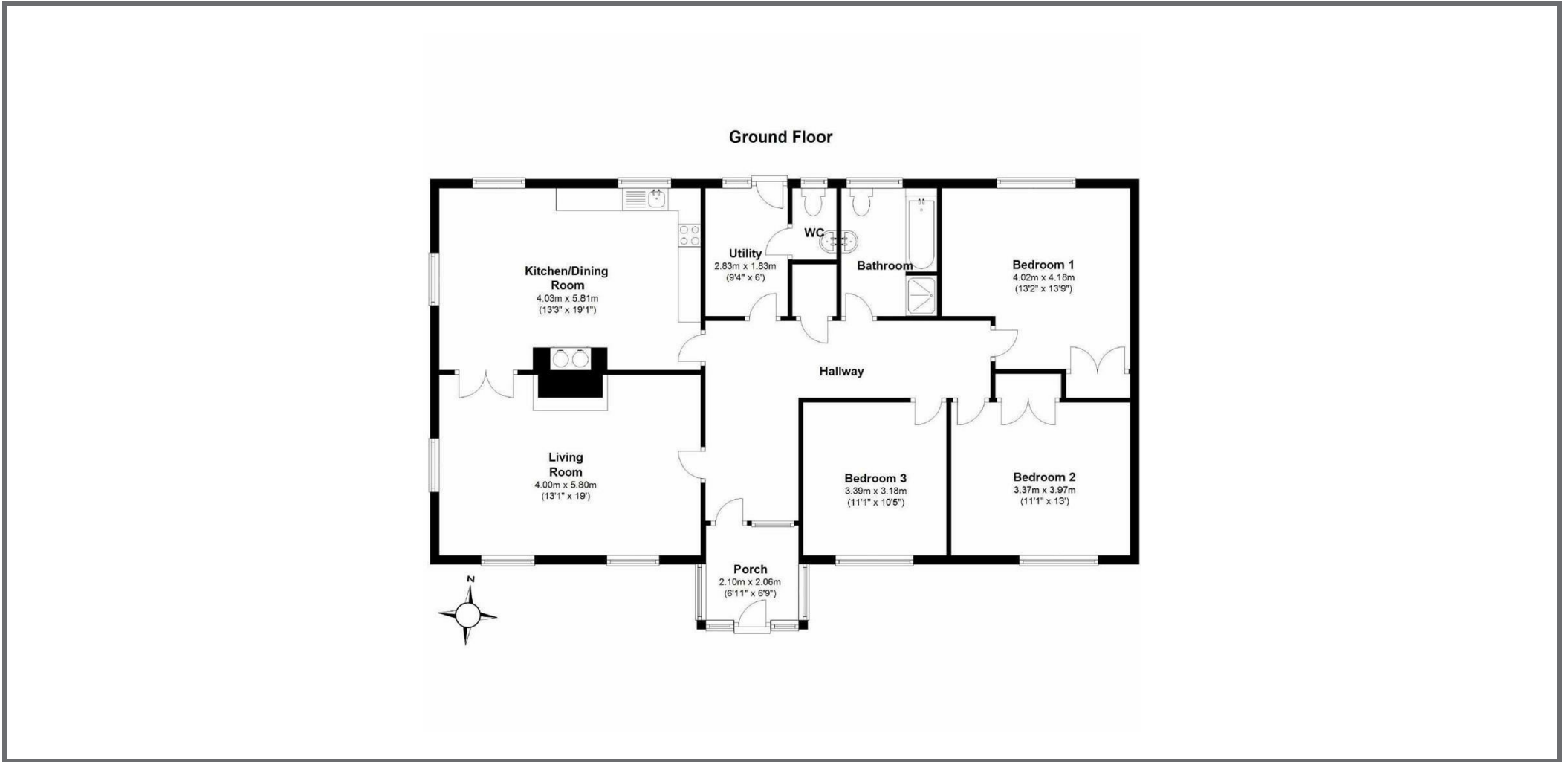
DIRECTIONS

From the junction of the A395 with the A39 beside the Dairy Crest Creamery at Davidstow proceed north towards Bude. After approximately 700m and immediately before the Titchbarrow mast on the right hand side, turn left signposted Tintagel 6, Boscastle 5 miles. Proceed along this road and take the first turning on the right hand side. After a short distance, take the first turning right signposted Treworld and Lesnewth, then take the first turning on the left. The bungalow will be through the first entrance on the right hand side.

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

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