

## Meledor, Beacon Road, Summercourt, Cornwall, TR8 5DN



**LARGE BUNGALOW WITH 2141sqft OF ACCOMMODATION | Large detached 6 bedroom bungalow with separate garden office in the popular central Cornwall village of Summercourt occupying 0.3 of an acre plot. The property has surrounding garden, double garage and detached home office/hobby room.**

- 6 bedrooms with the master having an en-suite and shower room
- Large 336 sqft lounge neighbouring the kitchen with large entrance hall
- Oil central heating and double glazing throughout
- Surrounding gardens around the bungalow with an established tree lined boundary
- Garden office, double garage and ample parking
- Annexe potential ideal for large or cohabiting families, or individual room lets
- Conveniently located next to A30 for easy commuting throughout the county
- Short level walk to the village and within a 15 minute drive of Newquay & Truro

**Price £550,000 Freehold**

LOCATION

Situated on the outskirts of Summercourt, the village is extremely popular with all ages being a true central Cornwall location making it easy for accessing different parts of the county for work and hobbies and being able to easily access both coastlines. The property is approximately 6.5 miles from Newquay, 9 miles from Truro and 15 miles from Bodmin with direct access to the A30. There is a popular primary school, local pub, and corner shop and it falls in the catchment area for the secondary schools in Newquay Town.

THE PROPERTY

Meledor is a substantial detached bungalow presented in fine condition ready for someone to put their own touches and use on this very versatile property. It would make a fine larger family home, with the possibility of splitting the property to create an annex, revert to the previous use as a B&B or even individual room lets.

Upon entering the bungalow you are greeted by a large entrance hallway which is really a unique feature for a bungalow. Glazed double doors provides access to the large 35m2 dual aspect lounge diner enjoying the light from the South facing front aspect and provides access to the garden at the rear. Neighbouring the lounge is the kitchen providing a great opportunity to turn this space into a large open plan lounge/kitchen/diner feature room that so many families are after for modern living.

Off a central corridor you can access 4 of the bedrooms as well as the family bathroom equipped with a jacuzzi corner bath with shower over.

To the left hand side of the bungalow, there is great potential to split the accommodation or create a separate master suite. The main entrance hall turns the corner firstly providing access into the large utility room which could easily be converted into a secondary kitchen. Through the utility is the integral double garage fully plastered with an insulated ceiling and insulated electric door. Towards the rear of this section is a further bedroom and an existing master

bedroom with en-suite shower room and private dressing room.

OUTSIDE

The front has ample room for up-to 8 vehicles leading to an integral double garage. The rear also has an insulated hobby studio/home office with power and large door/window unit ideal for someone working from home or in need of separate space. The property is very central in its plot with surrounding gardens all well established with large leylandii bordering the boundaries to the North and West and established planting at the rear of the bungalow. The large plot opens up further potential for parking, detached garage or further extension subject to planning permission.

COUNCIL TAX

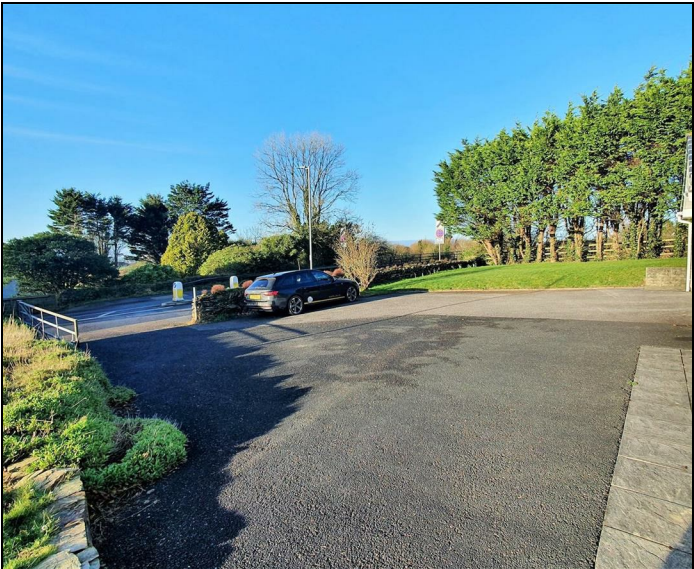
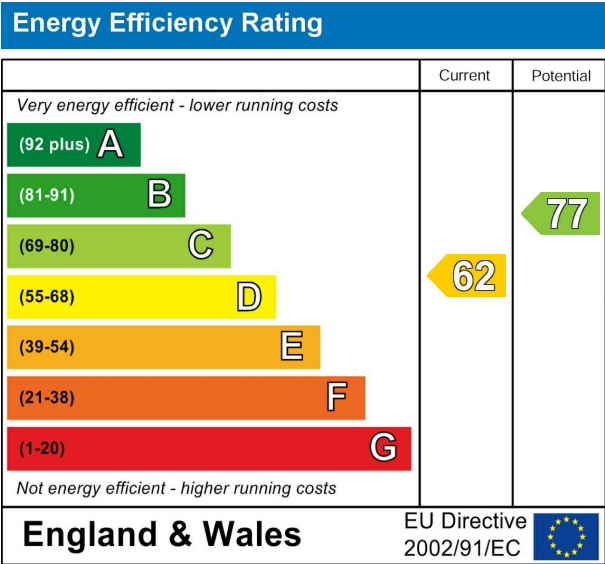
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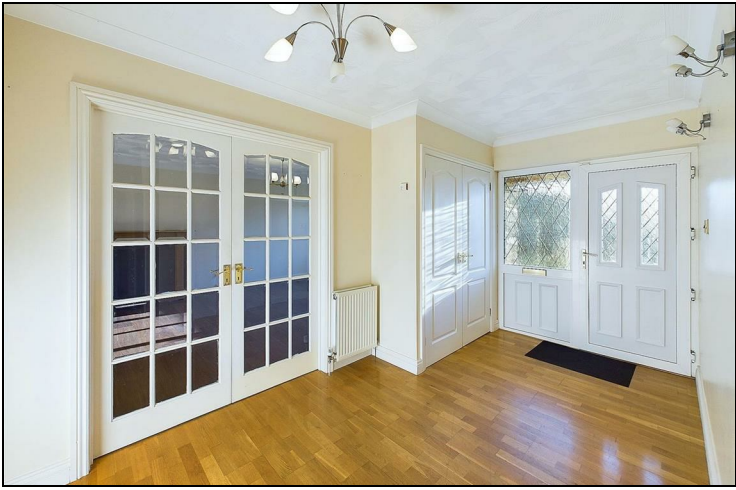
SERVICES

Mains water and electric. Oil central heating and private drainage.

TENURE

Freehold







**Approximate total area<sup>(1)</sup>**  
198.94 m<sup>2</sup>  
2141.40 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Building 1

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