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Lawnhaven Coldharbour Farm Bodmin PL31 IDX

An exciting opportunity to purchase a well presented detached four/five bedroom family home set within half an acre of established gardens and enjoying views over the town.

*Large entrance hallway * Sitting room with woodburning stove
* Kitchen dining room * Conservatory * Utility room * Second sitting room * Master bedroom with ensuite shower room * Three further double bedrooms (two with en-suite shower rooms)
* Office/fifth bedroom * Half an acre of gardens comprising lawned areas, patio, private seating areas, parking for numerous cars, workshop/garage and tool shed * Solar Panels * Gas central heating

Price: £685,000



This property is being brought to the market for the first time since its construction approximately 40 years ago- energy efficiency and insulation was at the forefront of its design. Approached by a tree lined driveway leading down to a generous area of tarmac providing parking for multiple cars.

The internal accommodation is spacious throughout and is flexible in its layout to appeal to a variety of buyers.

Room dimensions:

Kitchen dining room 6.6m x 3.5m (narrowing to 2.9m)

Conservatory 4.5m x 2.5m

Sitting room 6m x 3.5m (plus recess)

Master bedroom 4.1m x 4m

Bedroom four 3.5m x 2.9m

Bedroom five /study 2.9m x 2.7m

Living room 5.4m x 4.1m

Bedroom two 6.2m x 3.9m (narrowing 3.5m)

Bedroom three 6.2m x 3.6m

Garage 7.7m x 5.8m

The Property

Front door into entrance hallway with doors off to airing cupboard, sitting room, master bedroom and family bathroom.

The sitting room is to the centre of the property and boasts a "Jotul" woodburning stove that also provides hot water when in use through the winter months.



From here patio doors open out to the main patio, further doors lead off to living room, kitchen dining room, fourth and fifth bedrooms. Bedroom four is a good-sized double with built in wardrobes and bedroom five is currently being used as an office but is large enough for a double bed and also has a fitted wardrobe.



The kitchen dining room is a superb size dual aspect room with a newly fitted "English Rose" kitchen including a butlers pantry to one end comprising integral oven, stainless steel sink and drainer, gas hob and solid wood work surfaces.



To the other end there is further fitted units and space for fridge freezer and space for a family size dining table.



Adjacent to the kitchen is the conservatory and a door off to the utility room with the gas boiler.



The master bedroom is a good size with space for a king bed, built in wardrobes and further room for wardrobes and other bedroom furniture along with a door to the en-suite shower room.



There is another generous sized sitting room with dual aspect windows and a wall mounted gas fire.



From here a door leads through to the garden wing of the property with two large double bedrooms, both with en-suite shower room. One of the bedrooms boasts a small utility and the other has French doors opening out onto the garden.



EPC band: C

Council tax band: E

Outside

The house sits within a spacious plot of mature lawns, trees, fruit trees, established flower beds containing many specimen plants and a variety of herbaceous perennials. There are private patio areas providing pleasant seating sections to enjoy the all day sunshine and far reaching views across the town.

Within the garden is a large garage/workshop with space for two cars and additional workspace. There are other outbuildings to include tool shed, garage for ride on mower and built in wine cellar.

Agents note

Lawnhaven benefits from owned solar panels which return approximately £2000 per annum and provide electricity that the property can use.



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