

Evason Newtown

St Martin, TR12 6DW







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Nestled in a picturesque semi-rural setting, this expansive three-bedroom detached bungalow offers an idyllic retreat with a wonderful open outlook from the rear of fields ablaze with golden daffodils in the spring and summer months. The property offers a huge amount of space, scope and potential, inviting its new owner to infuse it with their personal touch.

Upon entering, you are greeted by a spacious lounge featuring a log burner, creating a cosy ambiance ideal for relaxing evenings. The generous kitchen provides ample space for keen cooks while a large sunroom beckons with abundant natural light, perfect for enjoying leisurely mornings or tranquil afternoons.

There are three well-proportioned bedrooms, offering comfort and versatility for family living or hosting guests with the accommodation being completed by a family bathroom.

Outside, the property boasts enclosed gardens to the front and rear, offering privacy and serenity. A patio barbecue area at the front invites al fresco dining and entertaining, and the gardens to the rear are the perfect spot to soak up the sun and the surrounding beauty.

A fantastic standout feature of this property is the guest lodge, a valuable asset currently utilised as a successful Airbnb, offering potential for additional income or accommodating visiting family and friends. Situated in a charming hamlet with a welcoming community atmosphere, the new owner will be able to enjoy the nearby village pub and easy access to countryside walks. The location also offers proximity to the renowned sailing waters of the Helford River, perfect for those with a penchant for water-based activities and outdoor pursuits.

In summary, this large detached bungalow presents a rare opportunity to embrace tranquil countryside living while enjoying the comforts of a spacious and versatile home, with the added benefit of income potential from the guest lodge.



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Guide Price - £475,000

Location

Being set within a charming village within easy reach of the traditional pub and being close to the renowned sailing waters of the Helford river, the property is well placed to enjoy the coastal and rural delights of the Lizard Peninsula to include the South West coastal path offering some of the most dramatic cliff top scenery in the country. The stunning coastline at Coverack and Kynance Cove is also within easy reach by car.

Accommodation

Enter the property via the practical porch and step from here into the light and spacious lounge, a room for all seasons with double doors leading to the patio area to the front perfect for summer barbecues and a log burner around which to cosy up on chilly winter evening. The kitchen is well fitted offering plentiful storage and worksurface space perfect for keen cooks and overlooking the open fields to the immediate rear of the property. Adjacent to the kitchen is a large conservatory perfect as a dining room or second reception room and opening out onto the gardens. Completing the accommodation in the bungalow are three generous bedrooms and a family bathroom.

Outside

The present owners have really made the most of the outside space enclosing the front garden to offer a secluded and safe space offering a fabulous patio laid with porcelain tiles ideal for barbecues as well as a level lawned area. There is further outside space to the rear perfect for alfresco dining or simply relaxing and gazing across the fields.

The Lodge

A fabulous addition to the property is the timber lodge offering well appointed self contained studio accommodation. 14'5 x 12'2 + 4'10 x 3'10 a lovely dual aspect room with kitchenette and adjoining en-suite shower room luxuriously appointed and finished in tones of grey with black accents. A successful Air B and B for the present owners but also perfect for visiting friends or extended family. The lodge enjoys a beautiful meditteranean style courtyard finished with porcelain tiles an utterly secluded sun trap. This was unable to be included in the video tour due to guests - please see the link to the air b and b marketing - [https://www.airbnb.co.uk/rooms/792615578501801895?](https://www.airbnb.co.uk/rooms/792615578501801895?source_impression_id=p3_1709218975_5PW0I56BWAYMJFMM)

Agents Note

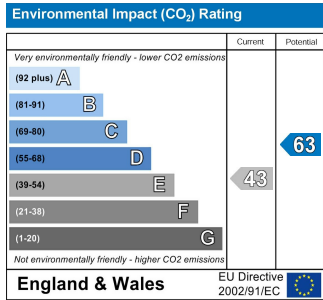
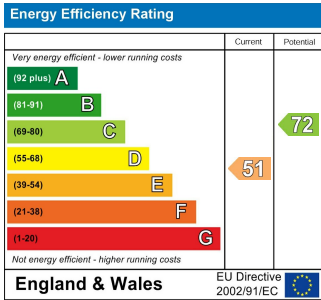
Prospective purchasers should be aware that the bungalow is situated on the site of a former service station. To the side aspect are former underground fuel tanks which have been professionally decommissioned. Please also be aware that planning has been granted to build a dwelling next to this property. Plans can be viewed on the online planning register under reference PA22/04806.

Services

Mains electricity and water. Private drainage (situated in the neighbouring boundary). Oil fired central heating. Council Tax Band C.

Council Tax Band -D





Parking

There is an area of off road parking for two/three vehicles providing for both the bungalow and lodge.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

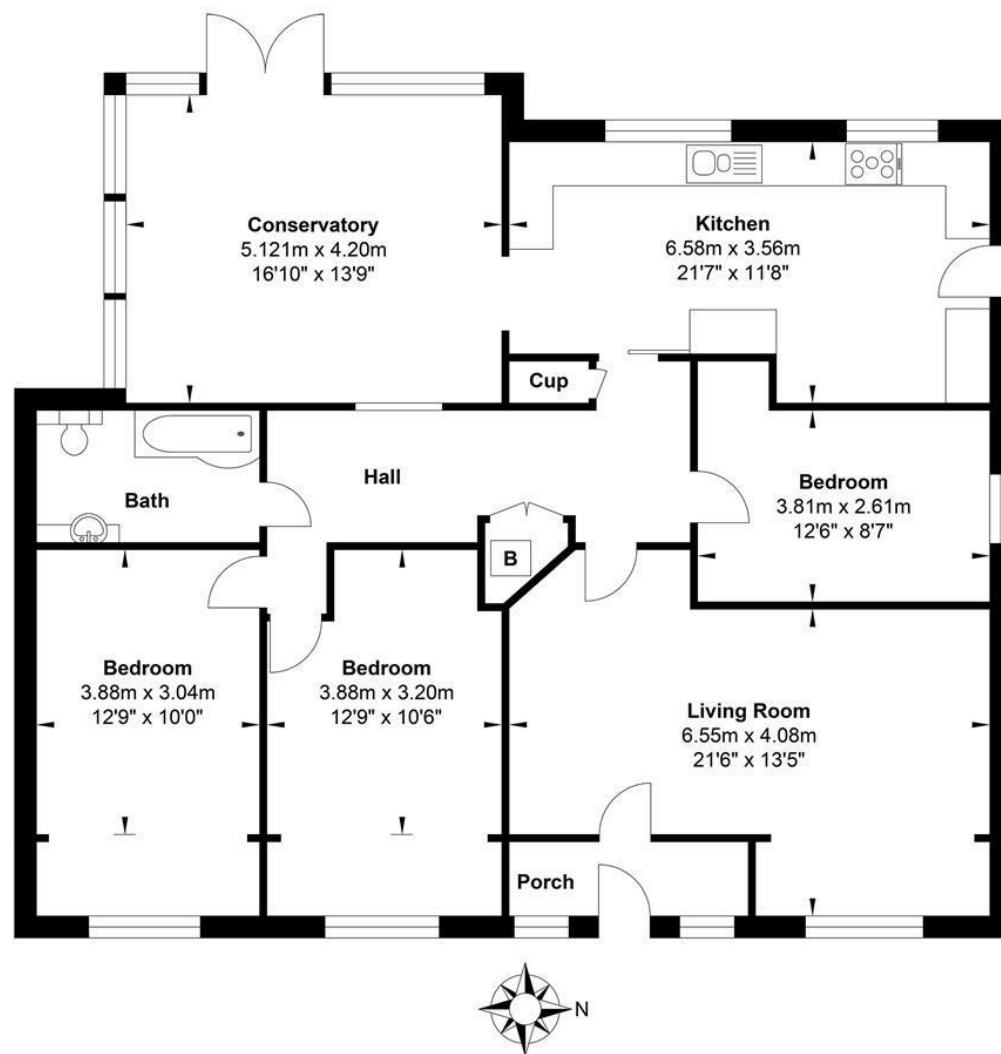
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///sang.shoving.skippers





Gross Internal Floor Area : 131.6 m2 ... 1416.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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