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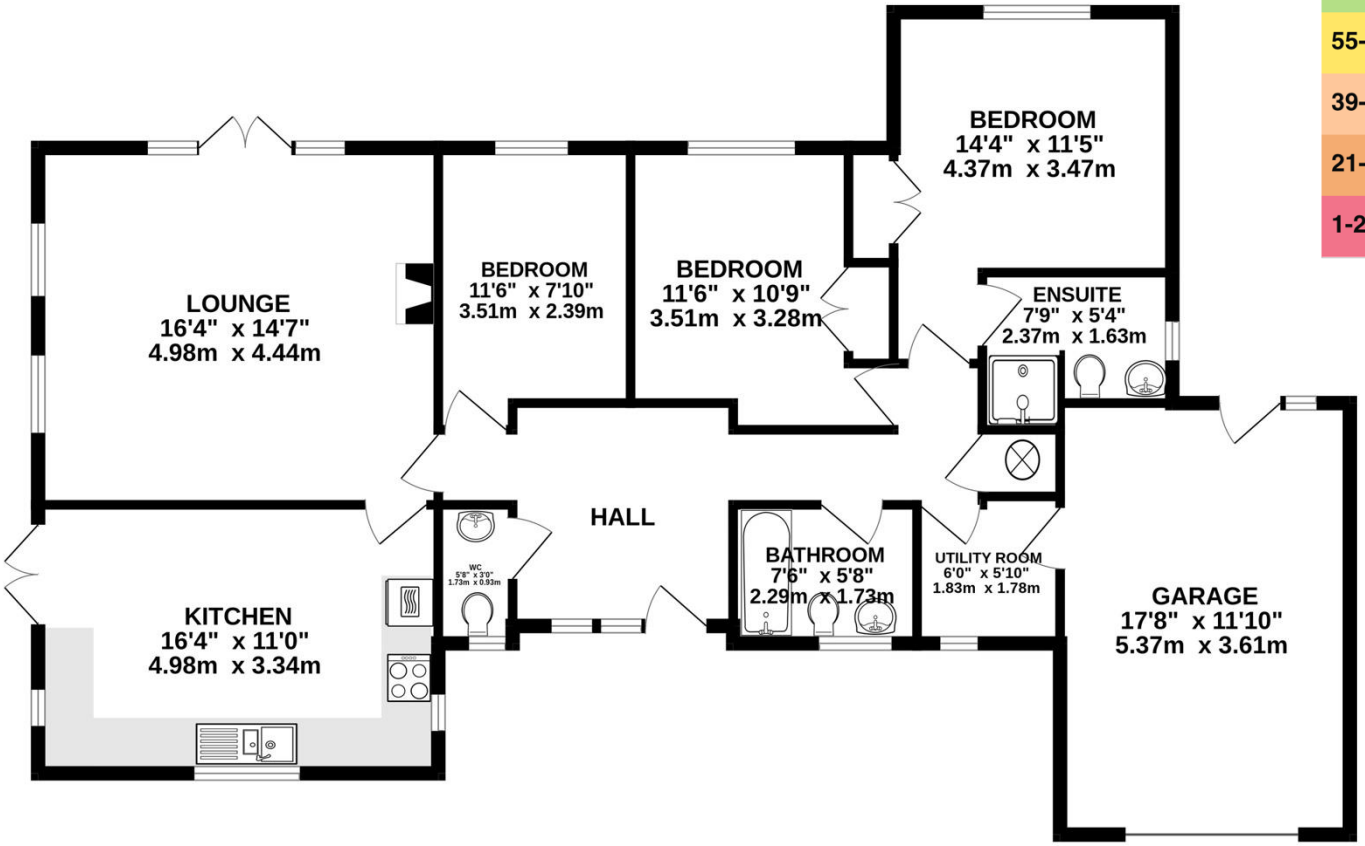
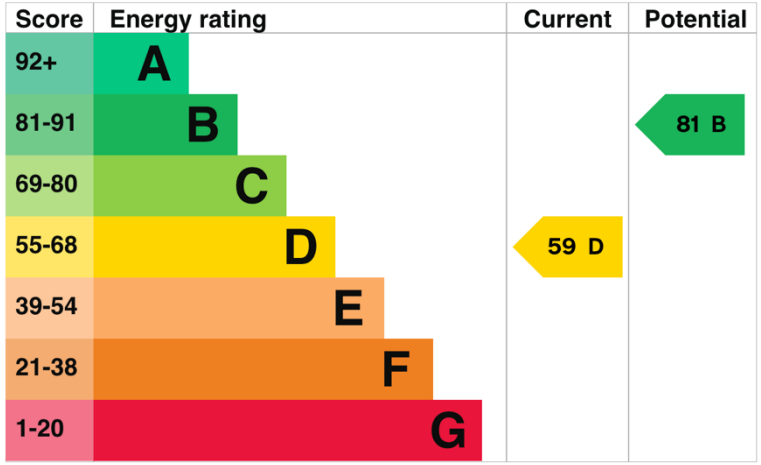
Elvet, St Merryn, PL28 8NP

£650,000

- Detached bungalow
- Three bedrooms
- Countryside views
- Village centre
- Private driveway, garage

GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.





TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Commanding an enviable location in the popular village of St Merryn, Elvet is an individual, architect designed property that offers the best in single storey living. Sitting centrally on a generous plot with open countryside views to the rear, this substantial house was designed with modern living in mind. Located in an Area of Outstanding Natural Beauty, and only a few miles from some of Cornwall's most celebrated beaches, this detached property offers the rare combination of village living and coastal lifestyle.

Approaching the property, the gated driveway offers parking for several vehicles and is surrounded by established hedges and timber fencing, providing a secluded feel, despite the proximity to the village. An integral garage offers further options for parking and storage and has a useful door into the house. The impressive main entrance features attractive floor-to-ceiling glazing which floods this welcoming area with natural light. This feeling of light and space is amplified by the vaulted ceilings, and becomes a theme throughout the property, which has generous proportions throughout.

Following the properties natural flow, you find yourself in a dual aspect sitting room which features an open fireplace and spectacular views through the French doors across the open fields to the rear, and out to the sea beyond. The spacious kitchen features ample storage and worktop units, and comfortably fits a dining table, creating a perfect eat-in kitchen. This lovely light room benefits from direct access to the side of the property, making entertaining outdoors a pleasure. An additional utility room houses the laundry and offers access to the integral garage. Elvet has three generous bedrooms, including a large master with ensuite, all located at the rear of the property and enjoying views towards Trevose Head.

Currently surrounded by well-kept lawns, the wraparound gardens offer a canvas for potential landscaping, or are equally suited to low-maintenance upkeep.

ENTRANCE
Front entrance door with attractive glazing beside to;

HALL
Spacious entrance hall with high ceiling, laminate flooring, radiator, built in airing cupboard housing hot water cylinder, doors to;

CLOAKROOM
Double glazed window to the front, low level WC, pedestal wash hand basin, radiator.

SITTING ROOM
Contura stove with dark honed slate mantle & hearth , 4 wall lights, ceiling light, 2 radiators. Double glazed windows to the side, French doors to the rear garden with views over the open countryside to the sea beyond.

KITCHEN/DINING ROOM
A range of base & wall units incorporating a double bowl sink unit with mixer tap, built in Stoves oven & grill, built in electric hob with extractor over, dishwasher, fridge, part tiled walls. Double glazed windows to the side and front, double glazed French doors to the side.

BEDROOM 3
3.23m x 2.39m Double glazed window to the rear, ceiling light, radiator.

BATHROOM
Double glazed window to the front, pedestal wash hand basin, low level WC, panelled bath with shower over, part tiled walls, ceiling light.

UTILITY
Double glazed window, door to garage, plumbing for automatic washing machine, space for tumble dryer, ceiling light.

BEDROOM 2
Double glazed window to the rear, built in wardrobe, ceiling light, radiator.

BEDROOM 1
Double glazed window to the rear, built in wardrobe, ceiling light, radiator, door to;

EN-SUITE
Shower enclosure, tiled walls, radiator, low level WC, pedestal wash hand basin, wall mounted storage. Double glazed window to the side.

GARAGE
Up & over door, ceiling light, window to rear, wall mounted boiler, personal door to the garden.

REAR
There is a low maintenance lawned garden at the rear including a patio area. There are views over the surrounding open countryside to the sea in the distance. BBQ area.

FRONT
Parking for three vehicles in the driveway. Established hedges and timber boundary.

MATERIAL INFORMATION
COUNCIL TAX - D
TENURE - Freehold
CONSTRUCTION - Standard construction, cavity wall, pitched roof.
SERVICES - Mains electricity, water, drainage.
HEATING Gas fired boiler for central heating radiators.
BROADBAND - Fibre to the cabinet.
MOBILE PHONE COVERAGE Voice & data service with EE, O2 and Vodafone, voice service only with Three
PARKING Off road parking for three vehicles on the private gated driveway,
RESTRICTIONS The property is within an Area of Outstanding Natural Beauty
FLOOD RISK Surface water; the chance of flooding is very low. The chance of flooding between 2040 and 2060 is low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.

Owners Work
Manual

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