



3 Glebe Court

Week St. Mary, EX22 6UP

KIVELLS

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Week St. Mary, EX22 6UP

£260,000 Guide Price

Immaculately presented three-bedroom property

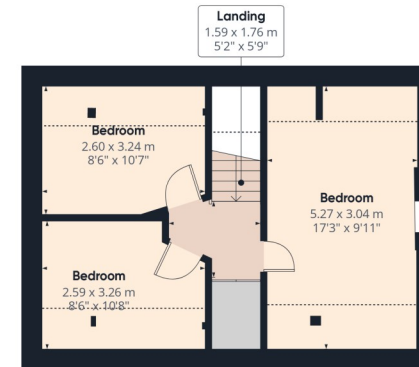
Beautiful character features including stunning stone chimney

Spacious and bright open plan living

Worskhop / garage.

Enclosed rear garden.

Popular village location



Situation

The property is set in the village of Week St. Mary within walking distance of village facilities including Village Hall, Church, Community Post Office / Store and Public House.

There is convenient access to the B3254 Launceston to Bude road and the A39 'Atlantic Highway' serving the North Cornish coast. The village is some 5.5 miles from the coastal resort of Widemouth Bay whilst other beaches such as Bude, Strangles, Bossiney and Crackington Haven are also nearby together with other tourist favourites such as Boscastle, Tintagel and Trebarwith Strand.

Accommodation

PORCH

Entering into the porch via a uPVC double-glazed door, tiled flooring, vaulted ceiling, wall light and door through to the kitchen/living/dining room.

LIVING/KITCHEN/DINING

A beautiful open plan space with vinyl wood-effect flooring, downlights, dual-aspect uPVC double-glazed windows to the front and rear elevation with access to the rear garden. The kitchen comprises a range of matching wall and base units, stone tiled surround, integrated dishwasher, hob and oven and fridge/freezer. Corian worktop and inset sink with brass mixer tap. The dining area currently hosts a six-seater table but could easily accommodate larger for family gatherings. The living area boasts a beautiful wood burner with original chimney stone feature wall stretching the length of the ground and first floors.

MASTER

Spacious double-bedroom with vaulted ceiling and feature wall comprising of the same chimney/brickwork from the ground floor. Two Velux windows, along with a feature porthole uPVC double-glazed window, pendant downlight, radiator central heating, carpeted flooring.

BATHROOM

Comprising a white three-piece suite with electric power shower over the bath, WC, handbasin with integrated vanity unit, mains-plumbed towel rail.

ROOM

BEDROOM

Single bedroom, carpeted flooring, Velux window, radiator central heating, exposed beams with vaulted ceiling. Potential to create one larger bedroom subject to building regulations.

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OUTSIDE

Externally the property boasts an enclosed garden perfect for children and pets alike. Mainly laid to lawn, with a raised decking area providing the perfect space for alfresco dining. Access to the former garage via a garage up-and-over door, light and power connected, could be used as a study/office or potentially as a games room or utility.

AGENTS NOTE

A well-appointed guest suite is available within the development and can be booked for overnight stays, subject to availability.

DIRECTIONS

From our office in Bude, proceed down to The Strand with the river on your right-hand side. At the mini roundabout, turn right following the signs towards Widemouth Bay. Continue along this road and Pentyre Court will be found on the left-hand side shortly after The Falcon Hotel.

Description

Nestled in the charming village of St Mary, Cornwall, this beautifully presented three-bedroom semi-detached home offers the perfect combination of modern comforts and character.

The spacious open-plan living, kitchen, and dining area have been carefully modernised to incorporate contemporary living blended with characterful charm. A striking log burner, set on a slate mantle with a stunning stone chimney rising the full height of the property, creates a warm and inviting focal point. The modern kitchen boasts sleek cabinetry and ample workspace, ideal for entertaining.

The home offers versatile accommodation, featuring a well-proportioned double bedroom with a continuation of the stone chimney and vaulted ceiling alongside two single bedrooms, with the option to reconfigure into an additional double. A stylish family bathroom completes the interior.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold



EE Rating - E



Council Tax Band - B



Directions

What3Words - ///snacking.fire.prefect



Virtual Tour

Available upon request

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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