

# WATERMEADOWS



Halgavor Lane, Bodmin

Offers in Excess: £460,000



£460,000

46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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Watermeadows is an immaculately presented house that offers a fantastic opportunity for somebody to purchase a substantial detached family home on the rural fringes of Bodmin. The location offers access to readily available amenities throughout Bodmin town yet the property remains nestled in a rural spot. The property packs character throughout including original beamed ceilings and there is a fantastic amount of untapped potential with a large open fronted barn, stable yard with two loose boxes, a hay store and a secure tack room, all set within approximately 0.5 acres of land.



The property is accessed along an adopted no through traffic lane, there is parking to the front of the property for easily two cars and further space in front of the barn along with the stable yard for further parking if required.

The living accommodation to the ground floor is spacious and well appointed, externally it enjoys a private courtyard and pretty garden with mature plants and flowers to front- along with a summerhouse. There is a further garden to the rear with a lovely outlook across surrounding fields. The stable yard is located at the bottom of the front garden and would be idyllic for a family to be able to have ponies at home.

The second floor comprises of three large double bedrooms and family bathroom with separate toilet.



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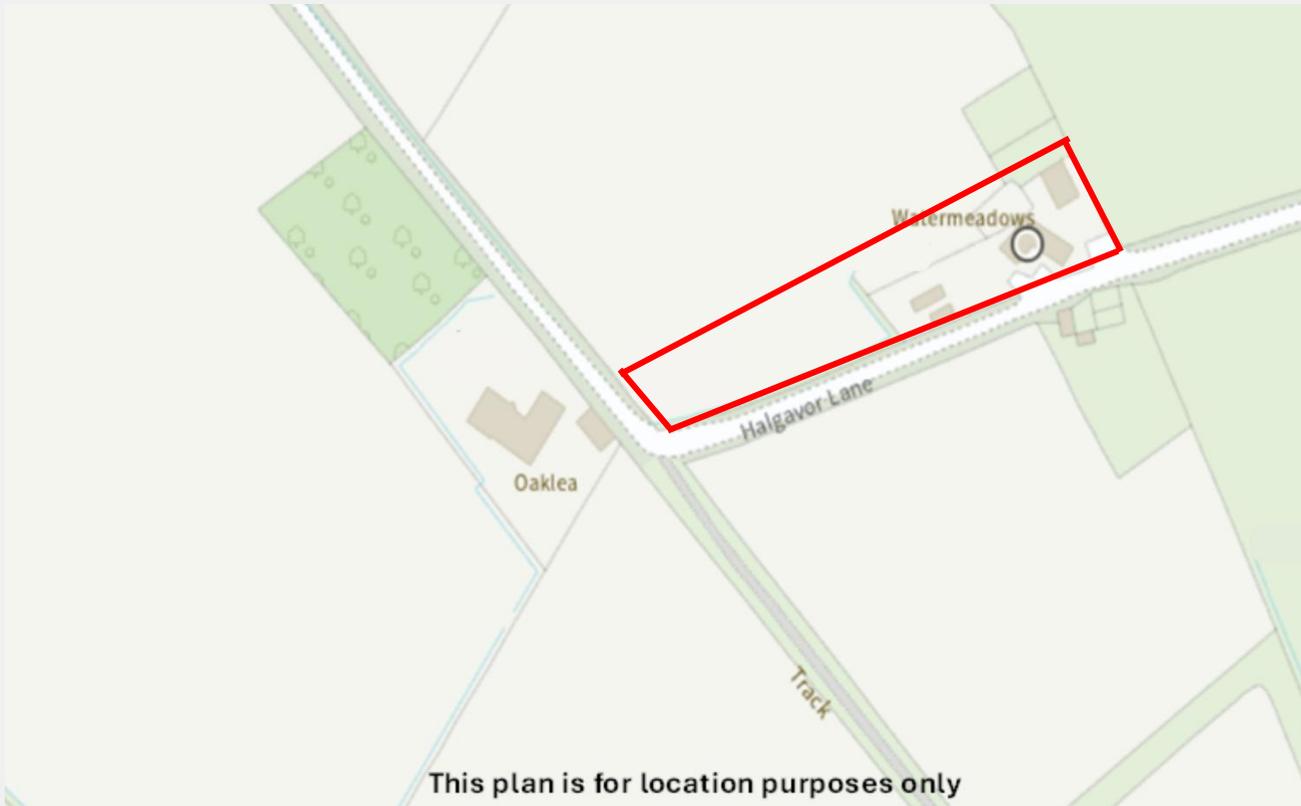
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## KEY FEATURES:

- Substantial detached and extended family home set within approximately 0.5 acres of grounds and gardens, within this is a large detached open fronted barn, stable yard with two loose boxes, a tack room and hay store.
- Originally built in 1900's with a generous extension added more recently in the 1970's
- Large entrance hallway with slate flooring
- Ground floor shower room
- Farmhouse style kitchen dining room with feature Rayburn
- 23 foot Living room with beams and stone fireplace housing woodburner
- Three double bedrooms
- Large, open landing offering a super office space
- Family bathroom to first floor and separate WC
- Rural location yet within walking distance of nearby corner shop

Local Authority: Cornwall Council

Council Band: E

Tenure: Freehold



What3words: ///stormy.tapers.accordion

## SERVICES:

Heating – Mains gas from Rayburn that provides both central heating and hot water

Water – Mains water

Sewerage – Mains drainage

Electric – Mains electric

## SCHOOLS:

- Bodmin Academy secondary school- 0.2 miles
- St Petrocs Primary school – 0.6 miles

## TRANSPORT LINKS:

- A30 is close at hand offering great transport links through the county
- Bodmin Parkway – 2.4 miles
- Within walking distance of the Dragon Leisure centre, Spar shop and Fish and Chip takeaway.

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