

St Lawrence

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Tremail, Camelford, Cornwall, PL32 9YQ

Launceston (A30) 13.4 miles - Bude 15 miles - Wadebridge 15.5 miles

A detached bungalow in a delightful rural hamlet on the fringes of Bodmin Moor

- Detached Bungalow
- Peaceful Moorland Hamlet
- Open Plan Kitchen/Diner
- Front and Rear Gardens
- Tenure: Freehold
- Adjoining Garage
- 3 Double Bedrooms
- Sitting Room and Conservatory
- Private Driveway
- Council Tax Band: D.

Guide Price £375,000

SITUATION

The property is situated in the small rural hamlet of Tremail, approximately 6 miles from the town of Camelford. The nearby hamlet of Hallworthy, located just under 2 miles away, offers local amenities including The Wilsey Down public house and a garage with a convenience store. Camelford provides a wider range of facilities, including shops, schools, a sports and leisure centre, and an 18-hole golf course at Bowood Park. Bodmin Moor lies less than a mile from the property, offering access to some of the finest walking routes in the West Country. The picturesque North Cornish coastal destinations of Crackington Haven, Boscastle, and Trebarwith Strand are all within a 9-mile radius. The historic former market town of Launceston is 12.5 miles away, providing access to the A30 trunk road, which connects to the Cathedral cities of Exeter and Truro.

DESCRIPTION

A well-proportioned bungalow situated towards the end of the rural moorland hamlet of Tremail. The property has benefited from a number of tasteful internal improvements in recent years, including a recently updated kitchen, bathroom and en-suite, while still offering excellent scope for purchasers to further enhance and personalise to suit their own style and requirements. The bungalow offers three double bedrooms and spacious open-plan living accommodation, together with gardens and an adjoining garage. The property is offered for sale with no onward chain.







ACCCOMMODATION

A covered porch at the front of the property just off the driveway, leads to the entrance hallway. There is a central hall with a door and steps that lead to the rear garden, a storage cupboard and loft access. The kitchen has been updated over recent years with a range of base and wall mounted units with a matching central island and a number of fitted appliances, including an electric oven with separate grill, electric hob and built-in fridge freezer. There is under counter space and plumbing for white goods with a window overlooking the front garden. The open plan living space allows for a dining table and chairs to one end with a window overlooking the end garden and a doorway to the sitting room. The sitting room has a centrally positioned gas fireplace with stone surround, windows to the rear garden and a door adjoining the conservatory.

There are three double bedrooms all positioned at one end of the bungalow. The principal bedroom has a recently refurbished ensuite shower room and the accommodation is complete with a more recently refurbished family bathroom with fully tiled walls, a WC, large contemporary sink with vanity unit, bidet and large walk-in shower.

OUTSIDE

The property is approached via a gated access to a private driveway with off road parking and a wooden garden shed. There is a single garage with an up and over door, with power and light connect. There is a stone wall boundary to the front of the property along with natural and fenced boundaries which wrap around the gardens. There is a slightly raised front lawn with a well stocked flower bed and an additional small area of lawn to one end of the bungalow which adjoins the conservatory. The enclosed rear garden has a garden shed, greenhouse and gas tank positioned in the far corner.

SERVICES

Mains electricity and water. Private drainage via septic tank. Gas fired central heating. Broadband availability: Ultrafast and Standard, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston take the A30 towards Bodmin and exit at the Kennard's House turning signposted North Cornwall/Wadebridge on the A395. Proceed along this road passing through Pipers Pool and continue until you reach the village of Hallworthy. After passing the Wilsey Down Public House on the right hand side, continue on this road for approximately 2 miles and turn left at Davidstow Church towards Tremail and Inny Vale. Proceed into the village of Tremail turning right at the telephone box and follow this lane where the bungalow will be found on the left hand side, identifiable by a Stags for sale board.

what3words.com: ///guitars.maple.stilted



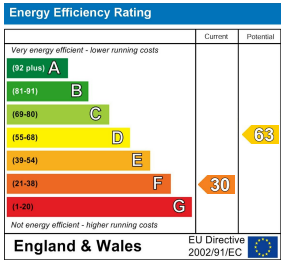




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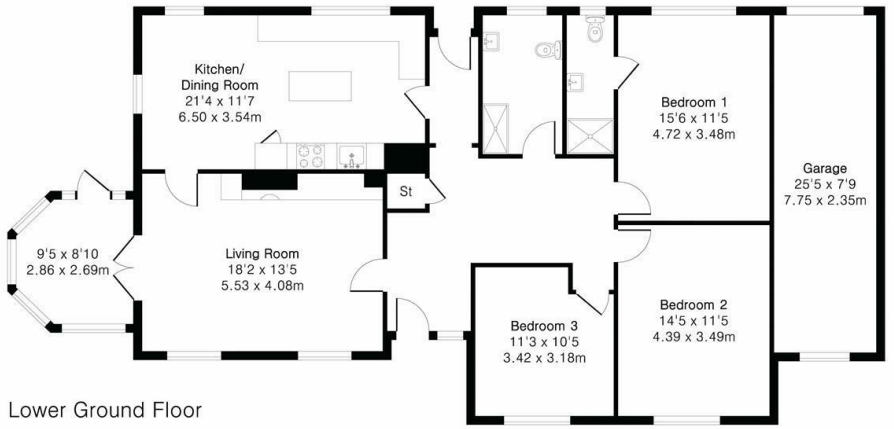


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Approximate Gross Internal Area 1369 sq ft - 127 sq m
(Excluding Garage)
Garage Area 184 sq ft – 17 sq m



Lower Ground Floor

For Identification only Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS