

WOODLANDS, TURFDOWN, BODMIN, PL30 4AR



An older style three bedroom detached dormer bungalow in need of extensive refurbishment, boasting a secluded position on the eastern fringes of Bodmin with mature gardens and land of approximately 4.7 acres in total.

Accommodation Comprises:- Front porch, hallway, lounge, dining room, kitchen, utility room, rear porch, bathroom, separate W.C, three double bedrooms (One ground floor and two first floor), oil fired central heating, detached workshop with office and store to the rear, coal store, greenhouse, two garages with open fronted lean-to store, driveway with parking and turning area, extensive gardens and two fields laid to pasture.

£425,000

SITUATION

The property is situated approximately two miles east of Bodmin set back from the A38 trunk road and just a short distance from Lanhydrock and Cardinham Woods. Bodmin offers an extensive range of shops, supermarkets, schools and public facilities, including a nearby leisure centre and a mainline train station.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part stained glass door opening into:-

Front Porch

10' 0" x 9' 3" (3.04m x 2.83m) Windows to front and side elevations. Part stained glass door into:-

Hallway

Radiator. Night storage heater. Part stained glass windows to front elevation. Master telephone socket. Stairs rising to first floor.

Lounge

13' 10" x 11' 11" (4.22m x 3.62m) Tiled fireplace (Chimney removed). Two radiators. Bay window to front elevation. Sash window to side elevation.

Dining Room

16' 1" x 10' 11" (4.89m x 3.32m) Tiled open fireplace. Radiator. Bay window to front elevation. Sash window to side elevation.

Kitchen

13' 3" x 10' 11" (4.04m x 3.33m) (Maximum) Matching range of wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Part tiled walls. Space for electric cooker with extractor over. Space for under-counter fridge. Solid fuel Rayburn. Radiator. Built-in shelved cupboards. Sash windows to side and rear elevations with countryside views. Door to rear porch. Door into:-

Utility Room

7' 1" x 6' 6" (2.17m x 1.99m) Range of fitted units. Space and plumbing for washing machine. Space for an upright freezer. Electric fuse board. Sash window to rear elevation.

Rear Porch

Box enclosing electric meter and fuse board. Small window to rear elevation. Part obscure glazed door to outside.

Bedroom One

10' 7" x 8' 7" (3.22m x 2.62m) Sash windows to side and rear elevations with countryside views. Radiator. Built-in cupboard.

Bathroom

6' 6" x 5' 2" (1.98m x 1.58m) Panelled bath with Mira electric shower over. Pedestal wash hand basin. Part tiled walls. Radiator. Obscure glazed sash window to rear elevation.

Separate W.C

Low level W.C. Radiator. Obscure glazed sash window to rear elevation.

FIRST FLOOR

Landing

Access to loft space.

Bedroom Two

13' 5" x 10' 7" (4.08m x 3.22m) (Excluding window recess) Radiator. Windows to front and rear elevations with countryside views. Range of built-in wardrobes with louvered doors. Small built-in cupboard.

Bedroom Three

15' 9" x 9' 11" (4.81m x 3.03m) Radiator. Double glazed Velux roof window with countryside views. Small loft hatch. Access to eaves storage area.

OUTSIDE

The property is accessed off the A38 via a gated entrance and a long driveway, leading down to the parking and turning area. There are large private gardens surrounding the property, although mainly arranged to the front, south facing and principally laid to lawn. To the side is a greenhouse and the property also offers a varied range of outbuildings, as follows:-

Detached Workshop

19' 0" x 11' 0" (5.80m x 3.35m) Door to front. Light and power. Glazed door into:-

Office

10' 2" x 9' 11" (3.10m x 3.02m) Window to side elevation. Obscure glazed door to outside. Night storage heater. Light and power. Telephone point. Door to:-

Store

9' 11" x 7' 5" (3.01m x 2.25m) Window to side. Light and power.

Coal Store

7' 9" x 6' 7" (2.35m x 2m) Door to front. Window to side.

Two Garages

(Not measured) One currently used as a log store. Additional store to rear. Open fronted lean-to store attached to the side.



THE LAND

There are two gently sloping fields located to the north side of the property and just under 3.5 acres in total. The land is accessed via a gated entrance from within the rear grounds of the property. **AGENTS NOTE:** A further 4 acres of adjoining land is available by negotiation.

SERVICES

Mains electricity and water. Private drainage (Septic tank).

ENERGY RATING

F(36)

COUNCIL TAX

Cornwall Council. Tax Band 'E'.

DIRECTIONS

Approaching the roundabout from Lanhydrock, take the third exit towards Liskeard and continue for a short distance until Woodlands is identified on the left-hand side.



LOUNGE



BEDROOM TWO



DINING ROOM



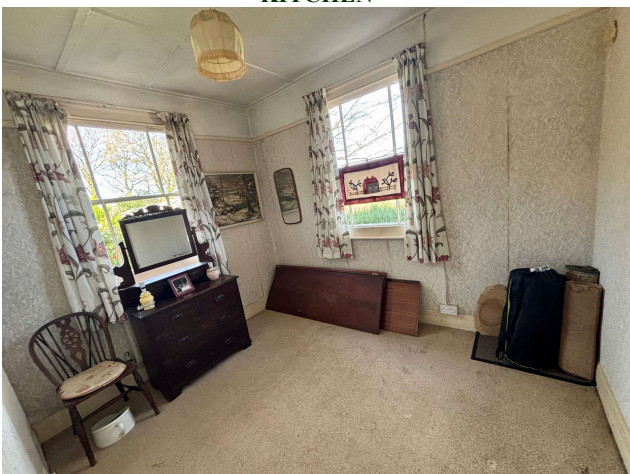
BEDROOM THREE



KITCHEN



DETACHED WORKSHOP



BEDROOM ONE



GARAGES AND PARKING AREA

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



BOUNDARY PLAN (FOR ILLUSTRATION PURPOSES ONLY)



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