

BOLEYN HOUSE

BODMIN



THE PROPERTY SHOP





Bodmin

£559,950

GUIDE PRICE

Boleyn House, Bodmin, PL31 2EL





FOR SALE

PROPERTY TYPE

 Detached


BEDROOMS

 5

BATHROOMS

 5

LOCATION

 Bodmin

EPC RATING

 B

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- ONE BEDROOM ANNEXE
- ALL BEDROOMS BENEFITTING FROM EN-SUITES
- UTILITY ROOM
- MODERN OPEN PLAN KITCHEN/ DINING ROOM
- LIVING ROOM
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- LOW MAINTENACE GARDEN







Boleyn House

Boleyn House is an impressive four-bedroom detached property, tucked away on Rhind Street, offering an exceptional amount of versatile accommodation and excellent income potential with a self-contained one-bedroom annexe, ideal for rental use or multi-generational living.

Upon entering the main property, you are welcomed into a modern, spacious and airy entrance hall, which immediately sets the tone for the rest of the home. Leading through, the property opens into a stunning open-plan kitchen/dining room, fitted with contemporary glossy grey cabinets, an integrated fridge freezer, dishwasher, microwave and oven. Bifold doors open out onto the patio, creating the perfect space for entertaining and outdoor dining. A log burner provides a cosy focal point, while underfloor heating runs throughout the entire ground floor.

To the front of the property is a bright and inviting living room, also benefitting from French doors leading directly onto the patio area and featuring a second log burner, creating a warm and welcoming atmosphere.

The property also offers a ground-floor double bedroom with an en-suite wet room and its own private entrance, making it ideal for multigenerational living or guests while still remaining seamlessly connected to the main residence.

The ground floor further offers a useful utility room with additional cupboard space, and a convenient downstairs WC located off the kitchen/dining space. A door from the entrance hall also offers the potential to open into the attached annexe if desired.

Upstairs, the property continues to impress with three generously sized double bedrooms, each beautifully proportioned and thoughtfully designed to offer both comfort and privacy. Two of the bedrooms further benefit from built-in storage, providing practical and convenient space-saving solutions. All three bedrooms enjoy their own stylish en-suite shower rooms, making the layout ideal for family living, visiting guests, or those seeking a home with boutique-style accommodation.

The impressive principal bedroom suite serves as a luxurious retreat, offering a spacious and elegant setting with ample room for freestanding furniture. This superb room enjoys the added indulgence of a private bath area and steam room, creating a truly spa-like atmosphere and the perfect place to unwind at the end of the day.

This unique property offers a rare combination of spacious family living, luxury features and excellent investment opportunity.



Annexe

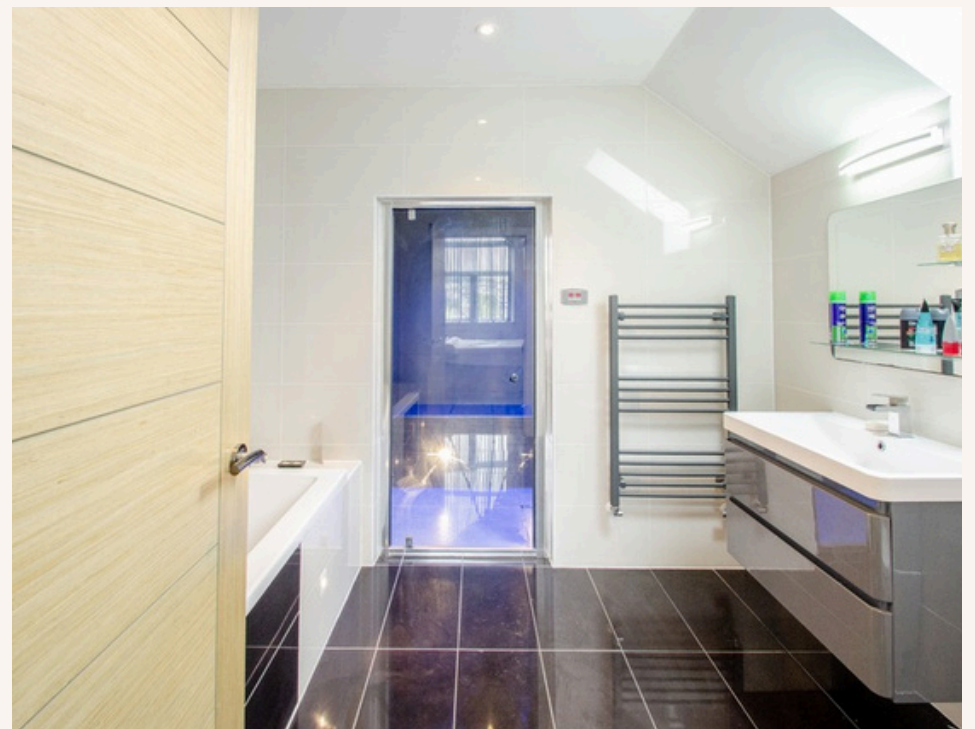
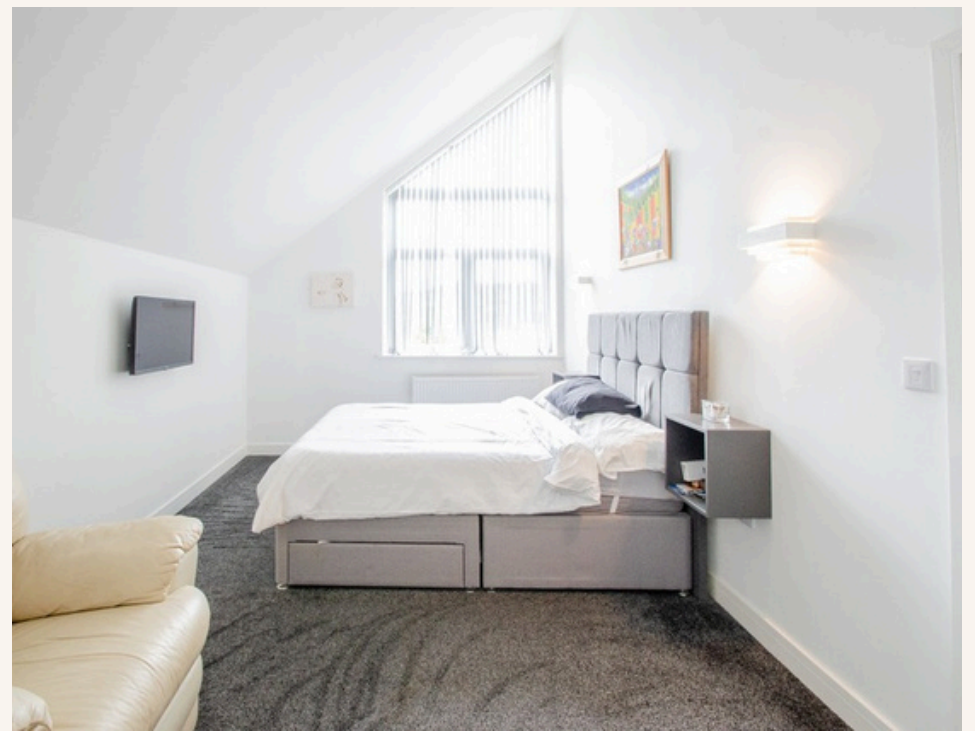
The annexe is a thoughtfully designed one-bedroom space, offering highly versatile self-contained accommodation and excellent income potential.

On entering, you are welcomed into a practical entrance and storage area, ideal for coats, shoes and everyday essentials, with additional cupboard space and room for a fridge, creating a functional and well-organised layout. This leads through to a spacious and well-appointed shower room, finished to provide both comfort and convenience.

Upstairs, the annexe opens into a bright and spacious studio-style living area, cleverly designed to maximise both living and sleeping space. The room comfortably accommodates a bed, sofa bed and dining table, making it suitable for both short stays and longer-term living. A modern fitted kitchen completes the space, providing everything needed for fully independent day-to-day living.

The annexe have been successfully used as rental property, offering a proven income stream and making this an exceptional opportunity for buyers seeking a home with established investment potential.







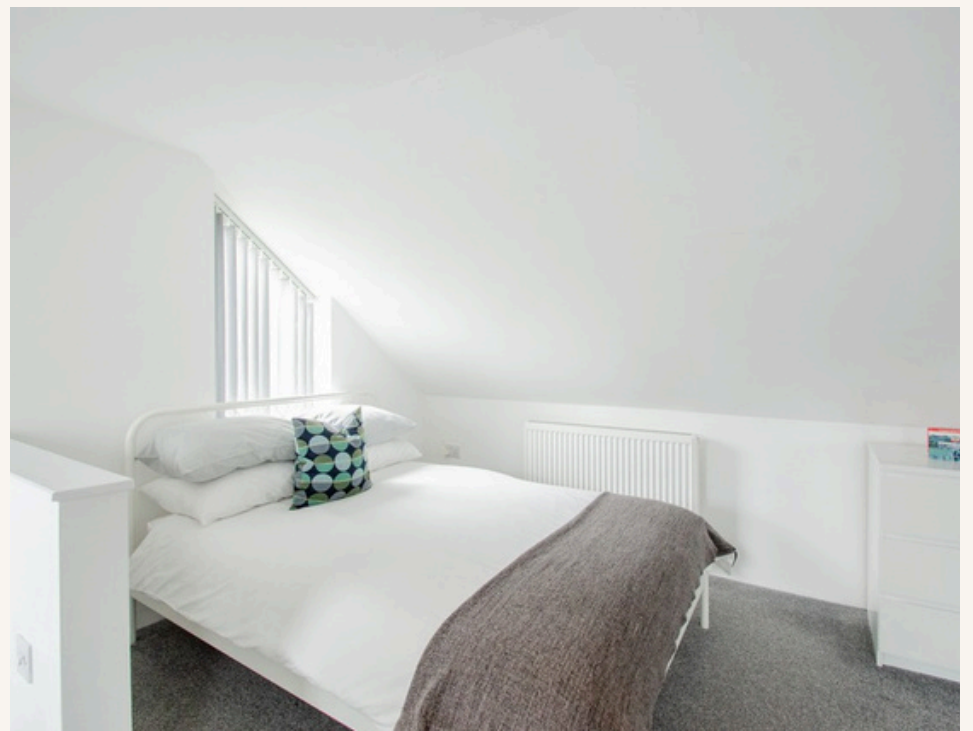










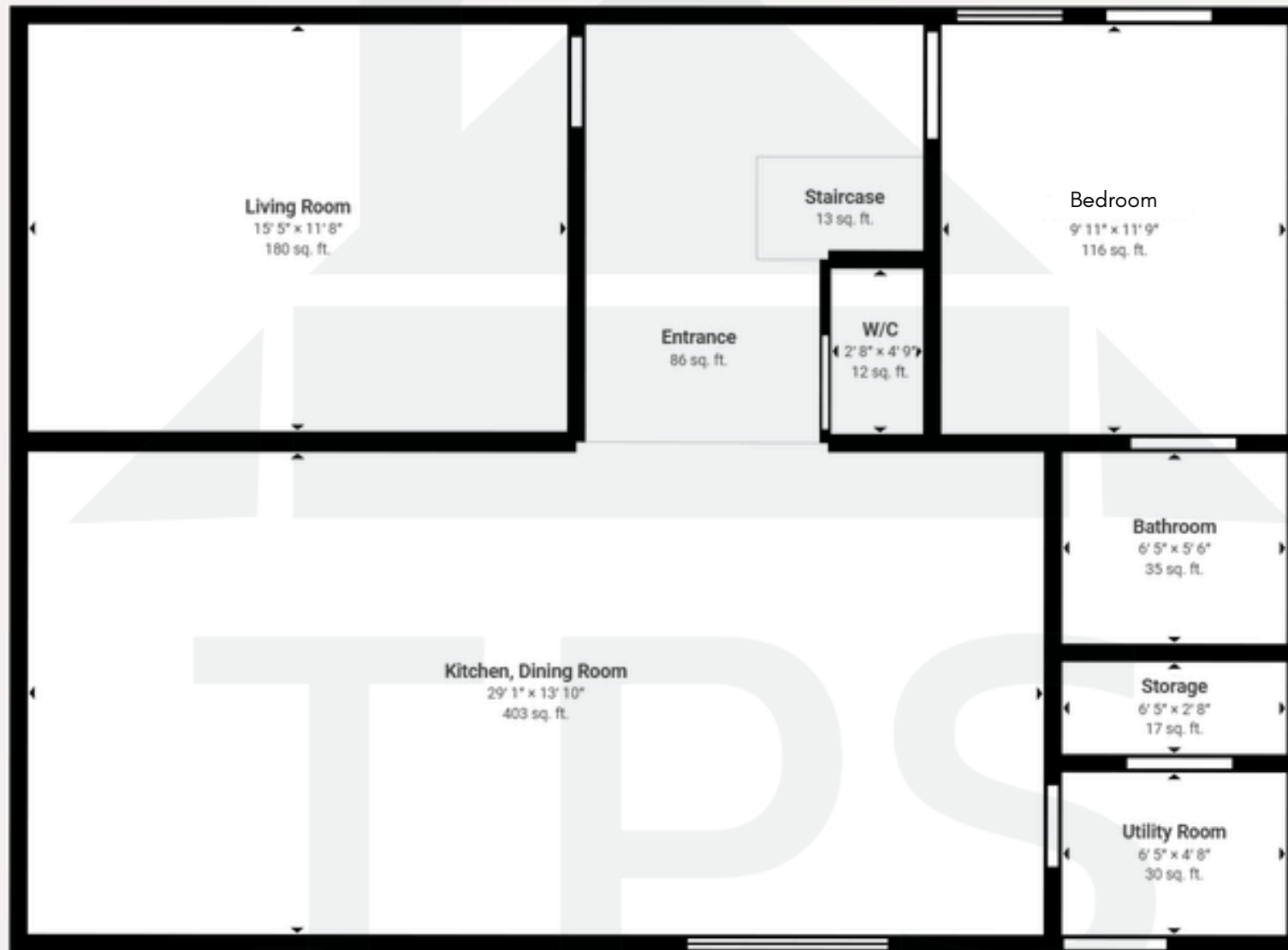








GROUND FLOOR



are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

FIRST FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

ANNEXE GROUND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

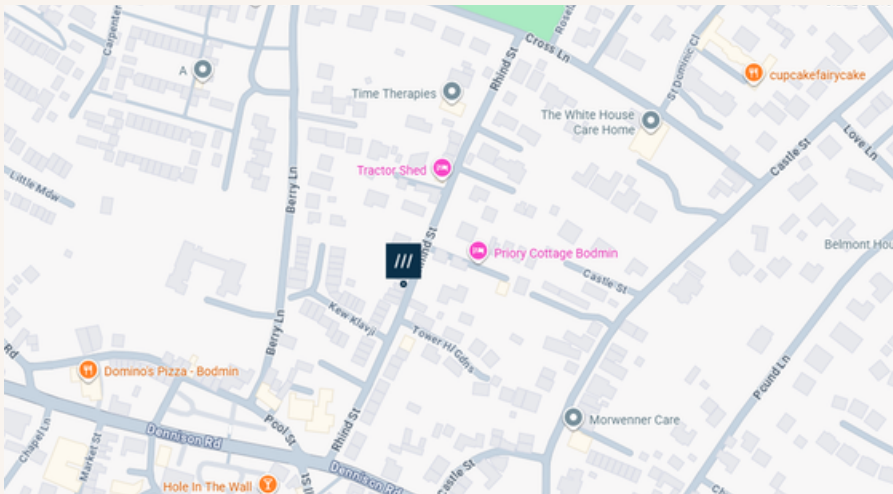
ANNEXE FIRST FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

SILCE OF CORNWALL

Externally, the property boasts a beautifully maintained, low-maintenance garden with an attractive patio area, perfect for outdoor dining, entertaining, or simply unwinding in a private setting. With direct access from both the kitchen/dining room and living room via French doors, the space is ideal for modern family living. A substantial double garage and generous driveway provide ample off-road parking for multiple vehicles.



Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

Services:

Electric – Mains

Water - Mains

Drainage – Mains

Heating - Gas Central Heating

Council Tax - F

Directions: Sat Nav: PL31 2EL

What3Words: /////text.blues.sheep

VIEW PROPERTY ONLINE



TO FIND OUT MORE

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5 Trafalgar Square, Fowey,
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