FOR SALE

Lestraynes Lane, Rame
Guide Price £350,000

MARTIN&CO

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- **3 OR POTENTIALLY 4 BEDROOMS**
- **RURAL LOCATION**
- **STUNNING VIEWS**
- **DETACHED STUDIO**
- **GENEROUS OFF STREET PARKING**

A spacious and extended semi-detached, dormer bungalow with flexible accommodation, which can be used as either one or two properties, as well as a separate fully insulated and heated studio. Benefitting from superb countryside views as well as being located on a quiet 'no through' lane in Rame.

This semi-detached bungalow is raised above road level, making the most of the countryside views which extend all the way to the coast in the distance. Set back from Lestraynes Lane by a small front garden, there is ample parking for multiple cars in the generous driveway.

Entering the property from the side door, you come initially into an entrance hall / utility, with a hallway leading to a

large double bedroom and a large family bathroom with bath and shower cubicle. Patio doors lead out from the utility area to a low-maintenance courtyard garden at the rear which we are informed is a 'sun trap' in the summer. A light-filled fitted kitchen and dining room extend along one side of the property and a door from the kitchen takes you into a very spacious lounge with a wood burning stove. A picture window to the front aspect provides wonderful, far-reaching, countryside views and plenty of natural light.

A door from the lounge leads into the inner hallway of the second half of the accommodation which consists of a kitchen- diner, WC and bedroom on the ground floor, and, on the first floor, a large double bedroom with plenty of built-in storage cupboards and an ensuite shower room. The kitchen-diner has patio doors out onto the front raised terrace, therefore with its own access, this can easily be used as independent accommodation if required. Alternatively the second kitchen could be converted back into a fourth bedroom as it was previously.

A large, elevated, decked area extends to the side of the property providing plenty of space for relaxing and enjoying a summer bar-be-que. Here you can also find the cabin style studio which has a lounge/ bedroom, kitchen and shower room. The cabin is fully insulated and heated, suitable for use all year round.

Both fronting and backing onto open fields with stunning views all around, we highly recommend viewing to appreciate the wonderful rural setting of this property.

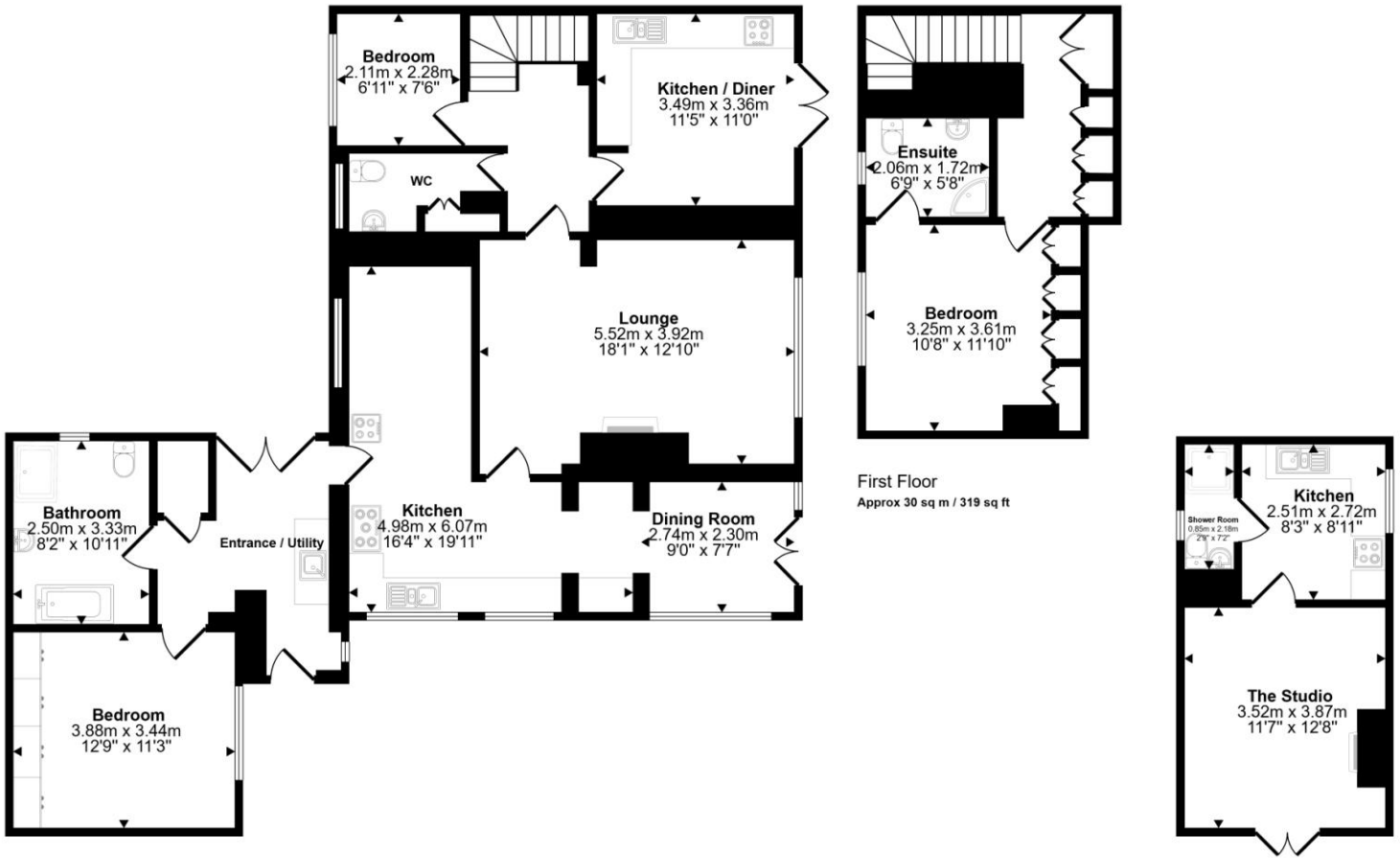
FEATURES

- Freehold
- 3 or potentially 4 bedrooms
- Semi-detached
- Rural location
- Versatile accommodation
- Cabin style studio
- Low maintenance gardens
- Ample parking
- EPC = E
- Council Tax band C
- Oil fired central heating
- LPG Gas for kitchen hobs and heating in cabin
- Mains electricity, water
- Private drainage
- Superfast broadband available
- Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information

LOCATION

Situated in a tucked away, elevated position within the Village of Rame, with convenient access to the nearby towns of Penryn, Falmouth and Helston. There are a range of amenities within close proximity including a Convenience Store, Public House and Fuel Station. The nearest town of Penryn offers a more comprehensive range of local amenities, including supermarkets and educational facilities.

Approx Gross Internal Area
173 sq m / 1857 sq ft



Ground Floor
Approx 119 sq m / 1284 sq ft

First Floor
Approx 30 sq m / 319 sq ft

The Cabin / Studio
Approx 24 sq m / 255 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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