

FLAT 1 PRIORY HOUSE

BODMIN



THE PROPERTY SHOP





Bodmin


£247,500

GUIDE PRICE

Priory House, Bodmin, PL31 2AE

FOR SALE

PROPERTY TYPE

 Apartment


BEDROOMS

 2

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

 F

- TWO BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LIVING AND DINING ROOM
- SHOWER ROOM
- MASTER BEDROOM BENEFITS FROM AN EN-SUITE
- FREE STANDING BATH IN THE MASTER BEDROOM
- STUNNING VIEWS ACROSS THE PARK
- ALLOCATED STORAGE AND BIN STORAGE
- COMMUNAL BIKE STORAGE SHED
- TWO ALLOCATED PARKING SPACES AND VISITOR PARKING





Flat 1 Priory House

Situated in the heart of Bodmin, Flat 1, Priory House forms part of an impressive Grade II listed building, combining period character and charm with modern living. From the moment you step through the entrance, the apartment offers a wonderful sense of space, elegance and individuality, with features that reflect the building's historic heritage while providing comfortable contemporary accommodation. The property has also enjoyed a successful track record as a short-term holiday rental, presenting an attractive opportunity for those seeking an investment alongside a characterful home.

This beautifully presented ground-floor apartment welcomes you into a spacious entrance hall, setting the tone for the rest of the home. High ceilings, generous room proportions and an abundance of natural light create an inviting atmosphere throughout.

The principal bedroom is an exceptional space, offering both luxury and practicality. Generously proportioned, there is ample room for a king-size bed alongside freestanding wardrobes and additional bedroom furniture. A standout feature of this room is the stylish freestanding bathtub, creating a boutique hotel feel and providing the perfect place to unwind at the end of the day. The bedroom further benefits from a well-appointed en-suite shower room, complete with modern fixtures and fittings.

Positioned on the opposite side of the hallway, the second bedroom offers versatile accommodation and is currently arranged as a twin room. Equally suitable as a guest bedroom, home office or double bedroom, this room benefits from access to a contemporary shower room via a convenient Jack-and-Jill arrangement, making it ideal for visiting family and guests.

At the heart of the apartment is the impressive open-plan kitchen, dining and living space. Designed with modern lifestyles in mind, this expansive room provides the perfect setting for entertaining, socialising and everyday living. The contemporary kitchen is fitted with a range of stylish units and integrated appliances, including two integrated fridges, a freezer and a dishwasher. A central island creates both a practical workspace and a natural gathering point for family and friends.

The living and dining areas offer ample room for comfortable seating and a large dining table, making the space equally suited to relaxed evenings at home or hosting guests. French doors open directly onto the communal grounds, seamlessly connecting the indoor and outdoor spaces and allowing natural light to flood the room. This pleasant outdoor setting provides an ideal spot to enjoy a morning coffee, an evening drink or simply take in the surroundings.



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Further enhancing the property's appeal is an allocated external storage room, providing valuable additional storage space, alongside a communal bin storage area for convenience. The apartment also benefits from two allocated parking spaces, a highly desirable feature for a central Bodmin location.

Offering a unique blend of period character, generous living accommodation and modern conveniences, Flat 1, Priory House presents an excellent opportunity for a range of buyers, whether as a permanent residence, second home or investment property. It's central location places local amenities, shops, cafés and transport links within easy reach, while the property's distinctive character and spacious layout make it a truly special home.

****Please note, the contents are available by separate negotiation****

Book your viewing today and take in everything this exceptional ground-floor apartment has to offer.











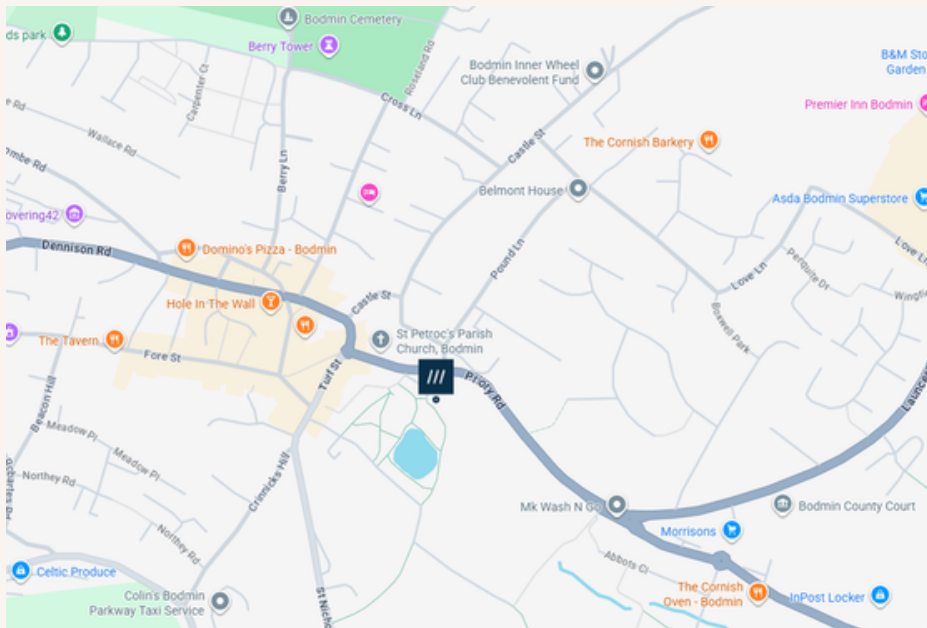


GROUND FLOOR



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.

SLICE OF CORNWALL



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:

Heating – Electric

Electric – Mains

Water - Mains

Drainage – Mains

Directions: Sat Nav: PL31 2AE

What3Words: ////lift.snail.stiff

VIEW PROPERTY ONLINE



TO FIND OUT MORE

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5 Trafalgar Square, Fowey,
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Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
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Bodmin Office
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PL31 2HL
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