

# 1 PULLINGTON COTTAGES, SWEETSHOUSE, BODMIN, PL30 5AW



An older style three bedroom semi-detached house with no ongoing chain which would benefit from some degree of refurbishment and updating, set within a generous size plot in the small hamlet of Sweetshouse.

Accommodation Comprises:- Entrance porch, entrance hall, lounge, dining room, kitchen, pantry, rear porch, ground floor shower room, landing, three bedrooms (Master with en-suite W.C), electric heating, uPVC double glazing, stone outbuilding comprising:- workshop, outside W.C and store, coal store, two single garages, additional store, concrete parking/turning area, rear courtyard and a large south facing front garden.

**£345,000**

## SITUATION

The property is situated in the centre of a small hamlet, approximately three miles south of Bodmin and just a five minute drive from the historic town of Lostwithiel. The town offers a good range of amenities, including a variety of shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is also a main line train station and a choice of two Primary schools.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance Porch

Accessed via a uPVC double glazed front door. Tiled floor. Door into:-

#### Entrance Hall

Night storage heater. Turning staircase to first floor. Door to shower room. Door into:-

#### Lounge

14' 6" x 10' 8" (4.41m x 3.25m) uPVC double glazed window to front elevation. Night storage heater. Built-in alcove cupboards and shelving. Fireplace. Telephone point. Built-in under stairs cupboard. Door to:-

#### Dining Room

14' 4" x 11' 5" (4.38m x 3.47m) uPVC double glazed window to rear elevation. Night storage heater. Built-in alcove cupboards. Stone open fireplace. Telephone point. Door to pantry. Door to:-

#### Kitchen

8' 4" x 6' 11" (2.54m x 2.11m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space for electric cooker. Space and plumbing for washing machine. Electric water heater. Part tiled walls. Tiled floor. Electric meter and consumer unit. uPVC double glazed window to rear elevation. uPVC double glazed door to rear porch. Door into:-

#### Pantry

7' 10" x 3' 0" (2.38m x 0.92m) Fitted shelving (Some slate). Obscure uPVC double glazed window to side elevation.

#### Rear Porch

6' 1" x 5' 11" (1.85m x 1.81m) uPVC double glazed windows to side and rear elevation. uPVC double glazed door to outside. Sloping polycarbonate roof.

#### Shower Room

8' 6" x 5' 7" (2.60m x 1.71m) (Maximum) Walk-in shower cubicle with Redring electric shower, folding seat and grab rail. White low level W.C and vanity wash hand basin. Part tiled walls. Wall mounted electric fan heater. Built-in airing cupboard enclosing electric water heater, shelving and tubular heater. Obscure uPVC double glazed window to side elevation.

### FIRST FLOOR

#### Landing

uPVC double glazed window to side elevation. Access to loft space. Doors to bedrooms.

#### Bedroom One

15' 4" x 10' 11" (4.68m x 3.32m) uPVC double glazed window to front elevation with countryside views. Electric panel heater. Overhead cupboard enclosing electric water heater. Door to:-

#### En-Suite W.C

5' 5" x 3' 0" (1.64m x 0.92m) White low level W.C and vanity wash hand basin. Extractor fan.

#### Bedroom Two

11' 8" x 9' 6" (3.55m x 2.90m) uPVC double glazed window to rear elevation with far reaching countryside views.

#### Bedroom Three

8' 10" x 8' 2" (2.69m x 2.49m) uPVC double glazed window to side elevation with far reaching countryside views.



REAR ELEVATION

### OUTSIDE

The property boasts a large south facing front garden which is predominantly laid to lawn with a gravelled pathway and a pedestrian gate. There is access to the side leading to an attached coal store and a rear courtyard. A concrete parking and turning area is located at the back of the property.

#### Stone Outbuilding

Comprising a workshop, Separate W.C and store (As detailed below).

#### Workshop

11' 5" x 10' 6" (3.47m x 3.19m) Door and window to front.

#### Separate W.C

4' 7" x 4' 0" (1.39m x 1.21m) Door to front. Low level W.C.

#### Store

6' 9" x 6' 2" (2.06m x 1.89m) Door to side.

#### Two Single Garages (Poor condition)

Timber and CGI roof construction. Doors to front.

#### Store

8' 11" x 5' 6" (2.71m x 1.68m) Door to front.

### ENERGY RATING

F(31).

### SERVICES

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

### COUNCIL TAX

Cornwall Council. Tax Band 'C'.

### DIRECTIONS

From Lostwithiel take the main A390 towards St. Austell. At the top of the hill turn right signposted for Bodmin. Continue for approximately two miles until you reach the hamlet of Sweetshouse. Immediately after the Bus shelter is a right-hand turning into a small country lane. Proceed down the lane for a short distance and take the second vehicular entrance on the right-hand side to access the parking area.



**LOUNGE**



**BEDROOM ONE**



**DINING ROOM**



**OVERVIEW OF SOUTH FACING GARDEN**



**KITCHEN**



**BEDROOM TWO**



**SHOWER ROOM**



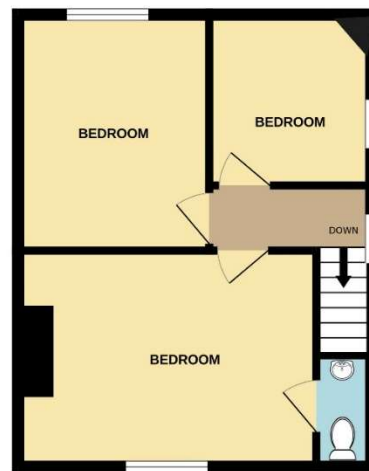
**BEDROOM THREE**



**FRONT GARDEN AND REAR COURTYARD WITH STONE OUTBUILDING**

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)**



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