



WOODLANDS, FOWEY CROSS PL22 0JH

UNFURNISHED FIVE BEDROOM CHALET BUNGALOW WITH APPROXIMATELY 10 ACRES

Jefferys are delighted to offer this beautifully presented five bedroom chalet bungalow on approximately 10 acres of land. Tucked away off the main road through to Lostwithiel at Fowey Cross, this semi-rural property is a short drive to local amenities in Lostwithiel town.

In brief, the property comprises:- Entrance/Utility Area with Downstairs WC, Porch, Kitchen, Living Room PLUS Generous Conservatory. The property benefits from three bedrooms downstairs and two bedrooms in the eaves. Four stables are available for equestrian use, as well as a tack room and large barn with power and lighting.

The tenancy will be offered as a Farm Business Tenancy only under the Agricultural Tenancies Act 1995.

Viewing Highly Recommended

Price: £2500pcm

www.jefferys.uk.com

OFFICES: LOSTWITHIEL • LISKEARD

Key Features

Approximately 10
Acres of Land

Stables, Tack Room &
Large Barn with Power

Freshly Painted & New
Flooring Throughout

Five Generous Sized
Bedrooms

Large Conservatory

EPC 'D'

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Entrance/Utility Area

uPVC partially glazed door. uPVC double glazed window to rear elevation. Concrete flooring. Walls painted white. Ceiling light fitting. Black marble effect worktops with Belfast basin. Space and plumbing for washing machine. Boiler. Door leading into high level flush WC with obscure window to front elevation.

Hallway

Wood effect flooring. Walls painted white. Ceiling spotlights. Radiators. Storage cupboards. Stairs to first floor.

Principal Bedroom (Ground Floor)

13'7" x 12'3" (4.14m x 3.74m)

uPVC double glazed windows to rear and side elevation. New carpet due to be fitted. Walls painted white. Ceiling light fitting. Radiator.

Ensuite

7'10" x 5'10" (2.38m x 1.79m)

uPVC obscure double glazed window to rear elevation. New flooring due to be fitted. Walls painted white. Ceiling spotlights. Heated towel rail. Extractor fan. Low level flush WC. Wash hand basin. Shower enclosure.

Bedroom Two (Ground Floor)

21'9" x 8'5" (6.63m x 2.56m)

uPVC double glazed windows to side and rear elevation. New carpet due to be fitted. Walls painted white. Ceiling mounted light fittings. Radiator. Generous size with space for a dressing area.

Bedroom Three (Ground Floor)

10'0" x 8'9" (3.05m x 2.66m)

uPVC double glazed window to rear elevation. New carpet due to be fitted. Walls painted white. Ceiling light fitting. Radiator. Built-in single wardrobe.

Main Bathroom

8'10" x 8'8" (2.69m x 2.64m)

uPVC obscure double glazed windows to front elevation. Tile effect flooring. Part painted white, part tiled. Ceiling spotlights. Heated towel rail. Vanity unit with wash hand basin and low level flush WC. Panelled bath. Shower enclosure.

Kitchen

15'5" x 8'8" (4.71m x 2.63m)

uPVC doors to conservatory. Tile effect flooring. Part painted white, part tiled. Ceiling light fitting.

Range of wall, base and drawer units. Black worktops. Stainless steel sink and drainer. Electric hob and separate built-in oven. Extractor hood over hob. Space and plumbing for washing machine or dishwasher.

Lounge

21'10" x 13'0" (6.65m x 3.96m) Max.

uPVC double glazed doors into conservatory. uPVC double glazed windows to rear and side elevation. Carpet due to be fitted. Walls painted white. Ceiling light fitting together with wall mounted lights. Radiator. Woodburner and marble effect hearth.

Conservatory

24'9" x 21'0" (7.54m x 6.41m) Max.

uPVC windows to side and front elevation. Tile effect flooring. Walls painted white. Ceiling light fittings. Radiators.

Porch

8'2" x 7'5" (2.50m x 2.25m)

uPVC double glazed door to rear elevation. uPVC windows to side and rear elevation. Brown fitted carpet. Walls painted white. Ceiling light fitting.

Stairs and Landing

uPVC window to rear elevation and Velux window. Neutral fitted carpet. Walls painted white. Ceiling light fitting.

Bedroom Four

25'10" x 9'9" (7.88m x 2.96m)

uPVC window to side elevation plus two Velux windows. Neutral fitted carpet. Walls painted white. Ceiling light fittings with fan. Radiator. Generous size with space for dressing room. Additional storage space in eaves.

Bedroom Five

14'11" x 9'9" (4.54m x 2.96m)

Velux window. Neutral fitted carpet. Walls painted white. Pendant light fitting. Radiator. Additional storage space in eaves.

Exterior

Generous sized garden to both the front and rear of the property, mainly laid to lawn with mature trees and shrubs.

The property comes with approximately 10 acres of land, available for agricultural use.

Four stables available for equestrian use, together with tack room.

The property also benefits from a large barn, measuring 18.35m x 7.52m. There is an electric door to the side, together with a wooden door to the front and side door allowing access to the stables. The barn benefits from power and lighting.

Additional Information

EPC 'D'

Council Tax Band 'C'

Services - Mains Gas, Mains Electric, Mains Water & Drainage

Rent

£2500

Deposit

£2884.00

Tenure

Farm Business Tenancy (FBT) only, under the Agricultural Tenancies Act 1995.

Viewings

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01208 872245.

Please note, we require an application form to be completed prior to being offered a viewing.



Bedroom Two



Bedroom Three



Bedroom Four

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Front Garden



Rear Garden



Barn



Stables



Kitchen



Lounge



Conservatory



Ensuite



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