



STAGS

2 Oak Ford

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Lanhydrock, Bodmin, PL30 5BP

Bodmin 2.7 miles Truro 24.5 miles

- Spacious Family Home
- Sitting Room
- Formal Dining Room
- Kitchen/Breakfast Room
- Four Double Bedrooms (one en-suite)
- Family Bathroom
- Large Garden
- Double Garage

Guide price £450,000

SITUATION

Oak Ford is an exclusive small collection of properties developed by Charles Church situated within the grounds of Lanhydrock Golf course. These prestigious, elegant homes offer spacious accommodation and stand with generous sized gardens. The historic market town of Bodmin is only 3 miles from the property and offers good shopping, schooling and a highly regarded community hospital. The main line railway station at Bodmin Parkway connects directly to London Paddington, and Newquay airport on the North Coast has excellent daily links with London Gatwick along with other international destination. Close by is the National Trust owned Lanhydrock House and the Eden Project both popular tourist attractions.

The Cathedral City of Truro is 22 miles distant where a comprehensive range of amenities including a fine array of shops, banking, schooling and recreational facilities will be found.



A spacious elegant four bedroomed detached family home situated in an exclusive development.





DESCRIPTION

This beautifully presented property offers a welcoming hall, a spacious dual aspect living room with an attractive sandstone fireplace and hearth and french doors with fixed glazed panels to either side leading into the garden. The well equipped kitchen/breakfast room has integral Miele appliances and also has doors leading into the garden. An elegant formal dining room and cloakroom complete the ground floor with 4 double bedrooms (one en-suite) and a family bathroom on the first floor.

OUTSIDE

The property is accessed over a generous brick paved driveway with parking for several vehicles. A generous double garage has up and over electric doors, power light and water. Gardens are generous with a large expanse of lawn to the front bounded by a Cornish stone wall and a delightful spacious rear garden that is also laid to lawn with a paved sun terrace and summer house. The garden is bounded by a wooded area with the 18th green of Lanhydrock Golf Course beyond.

DIRECTIONS

From Truro Office take A30 (T) road towards Bodmin, Exit at the Plymouth turning taking the Third Exit on the roundabout. Follow the signs for Lanhydrock house, At the roundabout follow signs for Lanhydrock Golf Course. Enter the Golf Course passing the Hotel and follow the signs for Oak Ford. The property will be found second on the right on entering the cluster of houses.

VIEWING

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

All mains services connected, gas fired central heating.





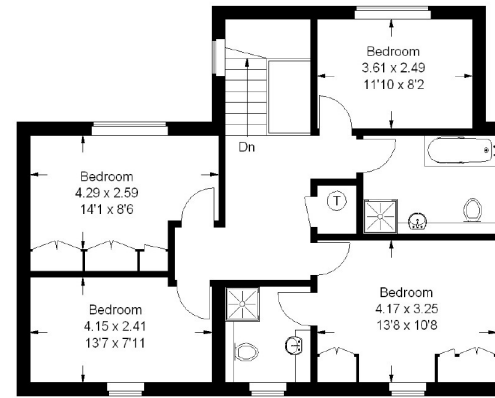
These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
20-40%	A		
41-45%	B		
46-49%	C	73	74
50-54%	D		
55-59%	E		
60-64%	F		
65-69%	G		
70-74%			

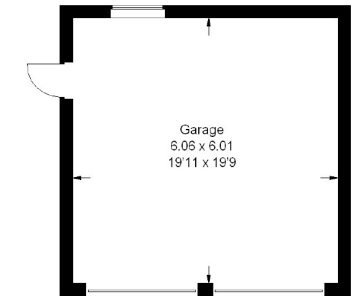
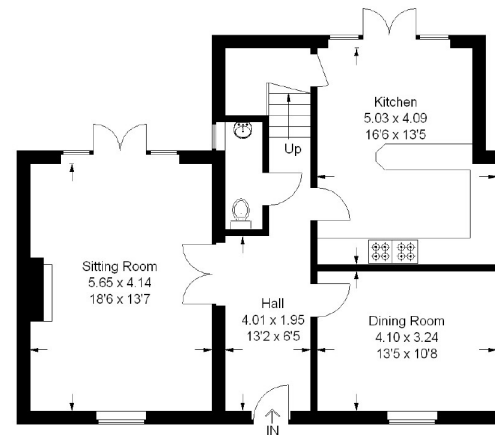
EU Directive 2002/91/EC
 England & Wales



Approximate Gross Internal Area = 149 sq m / 1604 sq ft
 Garage = 37 sq m / 398 sq ft
 Total = 186 sq m / 2002 sq ft



First Floor



(Not Shown In Actual Location/ Orientation)

Ground Floor

Garage

Illustration for identification purposes only, measurements are approximate, not to scale.
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