



Vent An Garn, Lowertown, Cornwall TR13 0BX
Asking price £375,000



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If you are looking for a quality home with large gardens and stunning countryside views, this detached three bedroom, two reception room bungalow could be the home of your dreams. The vendors have greatly improved the property in recent years and the accommodation offers spacious and versatile living with plenty of natural light. A particular feature is the size of the plot, there are well landscaped garden areas which run down to the Cober River, plenty of parking and no less than three useful garden sheds. Inside, a particular highlight is the dual aspect sitting room which takes full advantage of truly stunning panoramic rural views. The kitchen is modern and spacious and leads to a separate dining room and small utility. In total there are three double bedrooms as well as a shower room and a bathroom. The bungalow is located in the much sought after hamlet of Lowertown and we strongly recommend a viewing to appreciate all that this deceptive home has to offer.



INNER HALLWAY

Fitted carpet, radiator, ceiling lights, loft access and doors opening into:

LOUNGE

17'1 x 11'5 (5.21m x 3.48m)

A generous size dual aspect sitting room with two sets of patio doors to the rear and side aspects which provide incredible countryside views, wood burning stove, ceiling spotlights and two radiators.

KITCHEN

12'4 max x 10'5 (3.76m max x 3.18m)

Fitted with a range of wall and base units and built in drawers, worktop surfacing, stainless steel sink and drainer, tiling to part walls, cooker point with over head extractor fan, plumbing and space for a dishwasher, space for a free standing fridge/freezer, vinyl flooring, ceiling spotlights, radiator, double glazed window and an archway leading into:

DINING ROOM

11'11 x 11'4 (3.63m x 3.45m)

Double glazed patio doors offering stunning countryside views, double glazed window to the side aspect again with brilliant views, ceiling spotlights, radiator and doors opening into:

UTILITY ROOM

A small but extremely useful utility with a built in cupboard, worktop surfacing, plumbing and space for a washing machine, vinyl flooring and a ceiling spotlight.

BATHROOM

A modern fitted suite with a wc, wash hand basin, bath, shower attachment from bath taps, heated towel rail, vinyl flooring, extractor fan, ceiling light and an obscured double glazed window.

SHOWER ROOM

A very well presented shower room with walk in shower cubical with drencher shower and additional hand held shower attachment, corner wash hand basin with cupboard beneath. Tiled walls, non slip vinyl flooring, radiator.

DOORS OPENING FROM THE INNER HALLWAY INTO:

BEDROOM ONE

12'6 x 9'6 (3.81m x 2.90m)

An excellent size master bedroom with a double glazed window offering countryside views, radiator, fitted carpet and down lights.

BEDROOM TWO

11'11 x 9'6 max (3.63m x 2.90m max)

A good size double bedroom with a double glazed window, radiator, fitted carpet and ceiling light.

BEDROOM THREE

9'6 x 9'4 min (2.90m x 2.84m min)

A good size double bedroom with a double glazed window, radiator, fitted carpet, ceiling light and a built in double wardrobe.

OUTSIDE

PARKING

Plenty of off road parking is available in a number of areas which are to the front and both sides of the bungalow.

GARDENS

The property occupies a large plot and has well landscaped gardens to the immediate rear and side of the bungalow. The gardens are extremely well stocked with a wide range of plants and shrubs. There is a raised deck accessed from the side garden/lounge and there is also a stunning patio to the rear. All areas of the garden take full advantage of the stunning views on offer. The boundary of the property runs right the way down to the Cober River. Three useful garden sheds are included within the sale.

SERVICES

Mains electricity and water. Oil central heating and private drainage.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



