



Castellyon



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Row, St Breward, Cornwall, PL30 4LN

Wadebridge 9.7 miles - North Cornish Coast 12 miles - A30 5 miles

A spacious bungalow in excellent decorative order in a sought after moorland village

- Far Reaching Rural Views
- 3 Bedrooms (1 En Suite)
- Sitting Room
- Fitted Kitchen
- Utility
- Family Bathroom
- Garden
- Garage and Parking

Guide Price £375,000

SITUATION

The property is located in the heart of the sought after village of St Breward with its village shop, doctors surgery, community hall and a gastro-pub, The Old Inn.

The town of Bodmin is 7 miles to the south with a range of amenities and access to Bodmin Parkway railway station serving London Paddington via Plymouth. The estuary town of Wadebridge, on the banks of the River Camel, is just over 9 miles away with doctors', dentists', veterinary surgery, supermarkets and additional facilities associated with such a thriving and popular small town.

The North Cornish Coast can be explored along the Atlantic Highway which gives access to some of the most stunning coastal scenery in the British Isles. The A30 trunk road is 5 miles from the property and links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and Exeter International Airport. The regional airport of Newquay lies 22 miles from the property with regular flights to both UK and European destinations.

DESCRIPTION

This spacious bungalow was built in 1996 and is constructed of timber frame with block which is spar-dash rendered under an interlocking tiled roof. The property takes advantage of the truly stunning, far reaching rural views whilst benefiting from a central village location within close proximity of the village amenities.



ACCOMMODATION

The property is accessed via an entrance porch into a sun room with a double glazed door, half-height plant shelf and double glazed windows. A double glazed door leads into an internal hall with a storage cupboard and access to bedroom 1 with built-in wardrobes and an en suite shower room comprising vanity hand basin and low flush WC. Bedroom 2 also includes built-in wardrobes.

The family bathroom has a large shower cubicle, vanity sink unit and low flush WC. A small flight of stairs lead to bedroom 3, which is currently used as a study, and the sitting room which has sliding double glazed doors to the garden and stunning rural views.

The kitchen comprises a range of fitted base and eye level units with built-in electric oven, integral fridge/freezer, microwave, electric hob, stainless steel sink, integral dishwasher, roll-top work surfaces and splashback. Double glazed windows look out to the garden and views beyond. There is a utility room with a floor standing boiler, space and plumbing for washing machine, stainless steel sink and a range of base and eye level units. Next to the utility room is a cloakroom with low flush WC and sink.

OUTSIDE

The property is accessed via a quiet village road onto a tarmac driveway with parking for three cars and a single GARAGE with electric roller door, light and power and side pedestrian door. The front garden is arranged as a low maintenance area with a pathway to the rear garden. The rear garden is arranged over two levels and mainly laid to lawn with a host of flowers and shrubs at its border. The garden takes advantage of the rural views and has a useful wooden shed on a concrete base and separate WORKSHOP with light and power measuring approximately 10'9" x 8' (3.25m x 2.44m).

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Please note the agents have not inspected or tested these services.

VIEWING

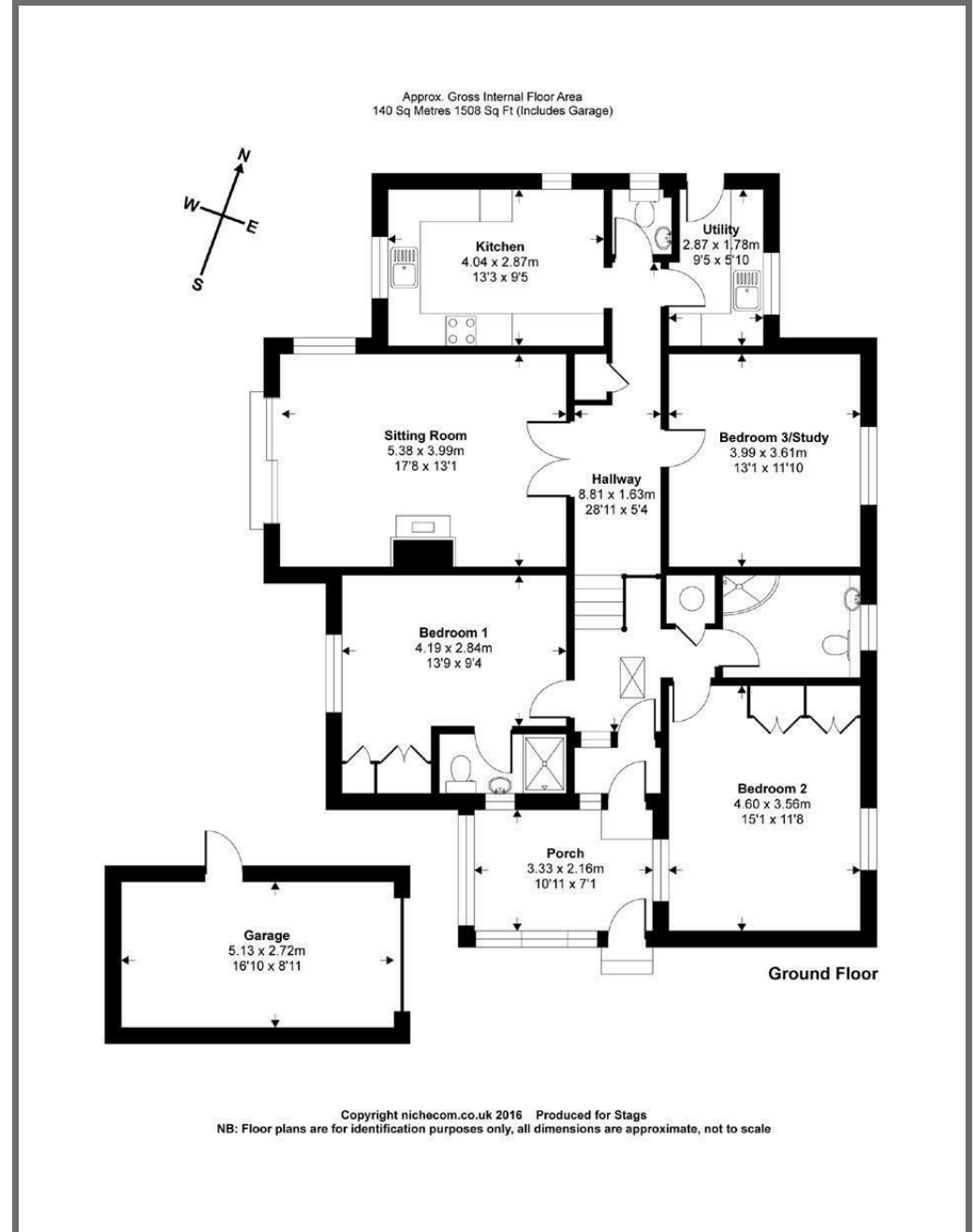
Strictly by prior appointment with the vendors sole appointed agents, Stags.

DIRECTIONS

From the A30, take the junction for St Breward at Temple Tor and follow the lane for just over 2 miles. Turn right signposted to St Breward and continue for 2 miles to the crossroads at St Breward. Turn left and follow the signpost to St Tudy, going down the hill for approximately 0.3 miles where the property can be found on the right hand side.



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



1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	70
England & Wales		EU Directive 2002/91/EC	



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