



STAGS

Talana



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Dunmere, Bodmin, PL31 2RD

Bodmin 2.1 miles Wadebridge 5.4 miles

- Four Bedrooms
- Sitting Room/Dining Room
- Conservatory
- One Bed Annexe
- Two Bed Letting Cottage
- Ample Parking
- Large Garden
- Swimming Pool and Sun Terrace

Guide price £595,000

SITUATION

The property is situated in the hamlet of Dunmere, just over two miles from the town of Bodmin with a range of amenities and services including a mainline railway station serving London Paddington via Plymouth and good access to the A30 trunk road linking the cathedral cities of Exeter and Truro.

Bodmin has education facilities to A-level with a variety of popular primary schools in a number of neighbouring villages. The town also offers a wide range of sports and social clubs

The property is ideally situated and enjoys direct access on to the famous Camel Trail linking the towns of Bodmin, Wadebridge and the picturesque fishing village of Padstow. The estuary town of Wadebridge is situated 5.5 miles from the property and offers a comprehensive range of amenities including schooling to A-level standard.

DESCRIPTION

Whilst the property requires some updating it offers a huge amount of family accommodation including a one bed annexe with separate entrance and a detached two bed letting cottage set in a large garden in a premium location. The property is ideally suited for multi-generational use or as a business opportunity for holiday letting or short term tenancy letting.

ACCOMMODATION

The accommodation is clearly illustrated on the floor plan overleaf and comprises; a covered entrance porch with double glazed door leading to a hallway with a useful study and access to the sitting/dining room. The sitting room features a stone fireplace with a wood burner and bay



Spacious family house and annexe with detached letting cottage and direct access to the Camel Trail





window with views to the garden. The dining room has double glazed sliding doors to the fully double glazed conservatory. The kitchen comprises a range of base and eye-level units with roll top work surface and tiled splashback. There is a 1½ bowl ceramic sink, range cooker and built in fridge/freezer. To one side of the kitchen is a breakfast bar and pantry cupboard. From the kitchen there is access to a utility and laundry room with a wall mounted gas boiler and space and plumbing for washing machine and tumble drier and access to a cloakroom with WC and wash hand basin.

Stairs lead to the first floor with a master en-suite, two further bedrooms and a family bathroom comprising of a panel enclosed bath with shower above, vanity unit wash hand basin and heated towel rail. A set of stairs lead to the second floor with useful landing storage cupboards and fourth bedroom. The fourth bedroom has partially sloping ceilings on three sides and access to additional eaves storage.

THE ANNEXE

Accessed via a private entrance at the side of the property into the kitchen/diner with a range of base and eye-level units, stainless steel sink, space and plumbing for a dishwasher and space for electric cooker. A door leads to the sitting room with double glazed patio doors leading to a private patio area. There is a bedroom and bathroom which comprises a wash hand basin, low flush WC and fully tiled shower.

THE BARN

Accessed from a driveway via the main parking area in front of the house, the property comprises a hallway with tiled floor giving access to an open plan sitting room, kitchen and dining room. The kitchen area has a range of base and eye-level units, electric built in cooker and hob with extractor above. There is a wall mounted gas boiler and stainless steel sink and drainer. Stairs lead to the first floor which comprises two bedrooms and a family bathroom. The family bathroom has a corner WC, vanity sink wash hand basin and a fully tiled shower.

OUTSIDE

A tarmac drive leads to the main parking area to the front and side of the main house with access via a further driveway to The Barn. The house itself sits at one end of a large garden which is laid mainly to lawn and well bounded by mature shrubs and bushes. To the side of the main property is an enclosed swimming pool and pump house with a gravel and decked sun terrace to one side. The land extends in all to 0.984 acres.

SERVICES

Mains water, private drainage, mains electricity, mains gas central heating. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Bodmin proceed on the A389 signposted to Wadebridge. Continue along this road entering the hamlet of Dunmere. Proceed down the hill for a short distance passing The Borough Arms Public House on the left hand side. Access to the property will be found 20 yards further on, located on the left hand side, identified with a Stags For Sale board.





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



Stags

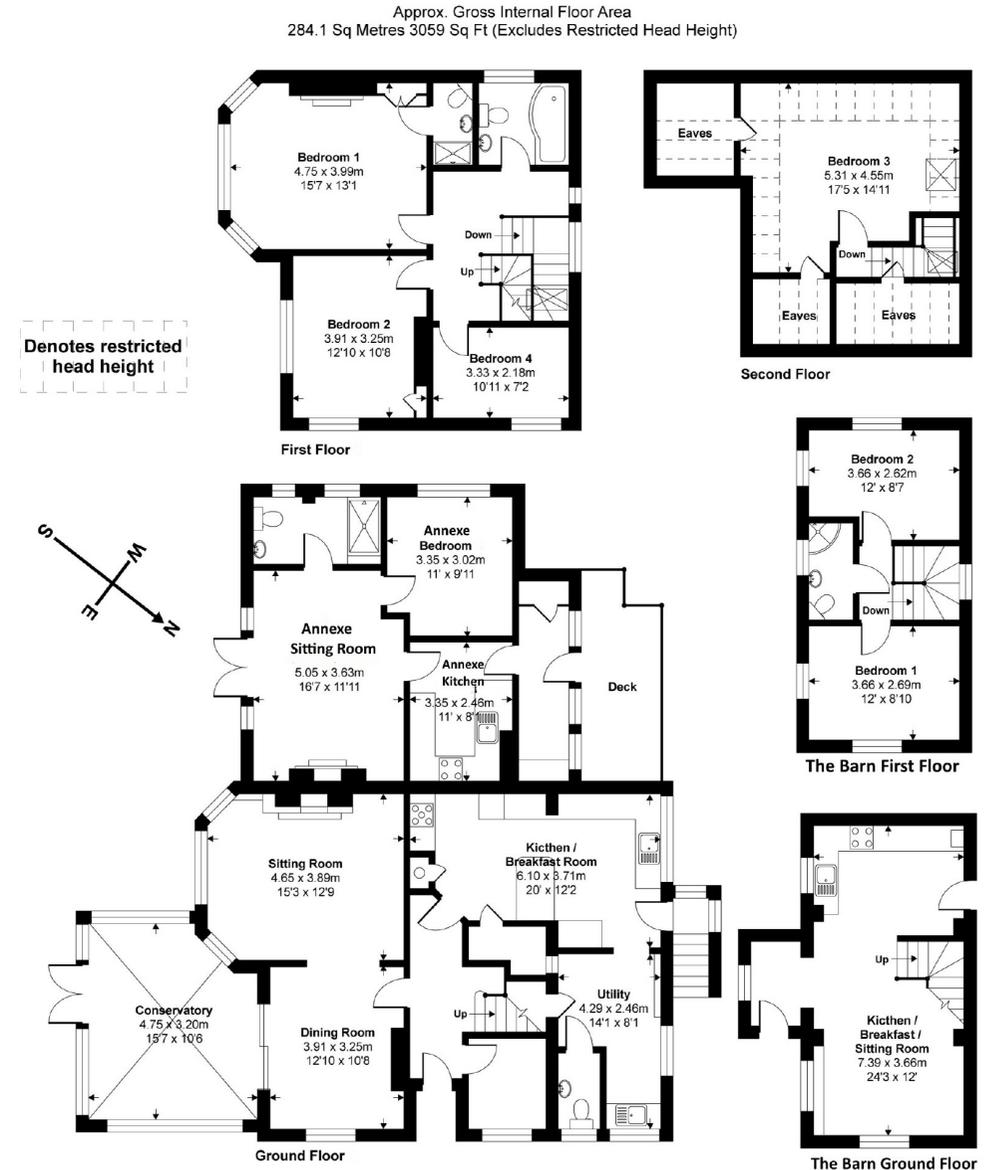
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Energy Efficiency Rating		Current	Potential
20-40%	A		
41-45%	B		
46-49%	C		
50-54%	D		
55-59%	E		
60-64%	F		
65-69%	G	52	66

EU Directive 2002/91/EC
England & Wales



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale