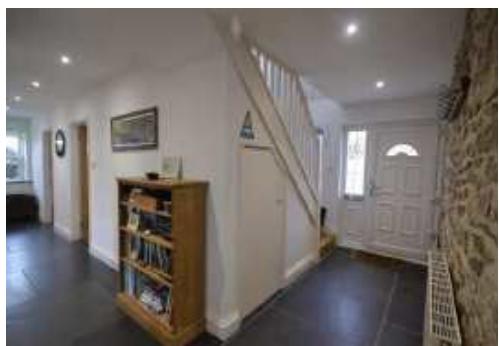




Casobel



Penzance 6 miles

The coast 3 miles

St Ives 8 miles

A detached bungalow in a village with stream bordered gardens

- Detached Dormer Bungalow
- Stream Bordered Garden
- Large Garage/Workshop
- Entrance Hallway
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Study/Bedroom 5
- Three Bathrooms

Guide price £450,000

SITUATION

Relubbus is a popular village surrounded by picturesque rural landscapes abundant with many scenic walks. The village is perfectly placed to access the stunning coastline of both the Lands End and Lizard Peninsulas with local beaches including those at Perranuthnoe, Prussia Cove, Praa Sands and Marazion. The property sits within the catchment area of the well regarded primary school at St Hilary.

Within approximately 6 miles is the characterful harbour town of Penzance offering a wide range of shopping, banking and leisure facilities. Other notable local attractions include St Michaels Mount whilst the popular harbour town of St Ives is just 8 miles distant.

There is a main line railway station linking with London Paddington at Penzance.

DESCRIPTION

This delightful detached dormer bungalow is accessed over a spacious driveway allowing parking for several vehicles. The door with fan light and glazed side panel leads into the welcoming entrance hallway with a natural feature stone wall and slate floor.

Stairs lead to the first floor with a window to the side. The hallway opens directly into the impressive triple aspect kitchen/dining room with its selection of country style base and wall units. The beech block solid wood work surface incorporates a one and a half bowl ceramic sink and drainer, slate sills and splash backs. There is space for an American fridge freezer and a range cooker with Rangemaster cooker hood over.

French doors lead into the conservatory

with its tiled floor and underfloor heating. Doors lead into the rear garden. The sitting room has windows to the side and a central wood burning stove. The study/bedroom five, bedroom four and bathroom/utility room completes the ground floor accommodation.

The landing has a velux window and allows loft access. Bedroom one has a velux light, french opening doors with lovely garden and stream views, walk in dressing room and en-suite shower room. The further two double bedrooms and family bathroom complete the accommodation.

OUTSIDE

This stream bordered property is approached over a gravelled driveway allowing parking for several vehicles. The driveway leads to the spacious garage/workshop with a remote control electric roller door, power and light.

Pathways lead through gates around both sides of the property to the profusely stocked rear garden. The garden has a timber garden shed, planted fruit trees and two large lawn areas bordering a picturesque stream

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488.

SERVICES

Mains water, electric and drainage. Oil fired central heating. Solar Photo voltaic panels receiving the top feed in tariff for the size of the system installed providing income and cheaper electricity annually.

DIRECTIONS

Proceed into Relubbus from the Townshend direction. Drive down Tregembo Hill into the village and the property will be found just before the Bridge on the left hand side where you will see our For Sale Board is erected.



Approximate Gross Internal Area = 176.3 sq m / 1898 sq ft
 Garage = 28.8 sq m / 310 sq ft
 Total = 205.1 sq m / 2208 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(70-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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