



Little Orchard



Lostwithiel 3 miles Fowey 8.5 miles Bodmin
3.5 miles

A wonderfully presented country bungalow with excellent detached garage building and gardens of about .39 of an acre

- Good Position
- Enclosed Entrance Porch
- Reception Hall
- Well-equipped Kitchen and Dining Room
- Living Room
- Utility Room
- 3 Double Bedrooms
- Family Bathroom
- First Class Detached Garage Building
- Extensive Gardens

Guide Price £595,000

SITUATION

Little Orchard is situated within the scenic rolling countryside of mid Cornwall. Tredinnick Pits is a small rural hamlet with direct access to Red Moor Nature Reserve being a designated SSSI managed by the Cornwall Wildlife Trust. The ancient Stannary town of Lostwithiel is about 3 miles to the south, sitting astride the River Fowey and retaining a number of fine buildings, and the nearby town of Bodmin provides a comprehensive range of facilities and amenities.

Lying as it does almost equidistant between the south coast and the dramatic north coast, Little Orchard is ideally positioned to access many renowned sandy beaches and the historic coastal towns such as Padstow, Fowey and Charlestown. Other notable nearby attractions include Lanhydrock House which is maintained by The National Trust, whilst to the east is Bodmin Moor designated an AONB and a haven for walkers and nature lovers alike.

DESCRIPTION

The approach is via double vehicular wrought iron gates which open to a sweeping tarmac drive leading around to the bungalow and garage building. There is extensive car parking for numerous vehicles.

Little Orchard is a wonderfully presented bungalow. The entrance, via an opaque part glazed front door, is to an enclosed Entrance Porch with downlighters and similar internal door with side light opening to a Reception Hall with storage cupboards and doors off to most of the rooms.

The Kitchen and Dining Room present a comprehensive modern Kitchen with range of base and eye level units with rolled worktop surfaces to splashback tiling and including inset fan-assisted cooker with four rings and extractor hood over, stainless steel sink unit and cupboards and drawers, display cabinet and breakfast bar. Off is a useful Utility Room with matching units and rolled top surfaces to splashback tiling with space and plumbing for dishwasher and washing machine, stainless steel sink and wall mounted Baxi LPG gas boiler

as well as part glazed door to outside.

The Living Room is a well-proportioned room with double aspect including double-glazed doors to outside and an electric contemporary coal effect fire with ornate fireplace surround and mantle (matching mirror above available by separate negotiation).

Off the Hall are three good double Bedrooms and a Family Bathroom with panelled bath with mixer tap shower fitment and shower screen, pedestal washbasin, wc, downlighters, wall mounted chrome heated towel radiator and fully tiled.

THE DETACHED GARAGE BUILDING

An excellent block and spacious detached Garage with double skin to the front elevation and inset double-glazed windows. This is a versatile building which may offer some potential for alternative uses - subject to all necessary consents and approvals.

THE GARDEN

There are extensive level gardens with Little Orchard with areas of level lawn to the front with Cornish hedge and evergreen hedged borders and a central island of shrubs. To the rear a further area of level lawn garden.

VIEWING

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

DIRECTIONS

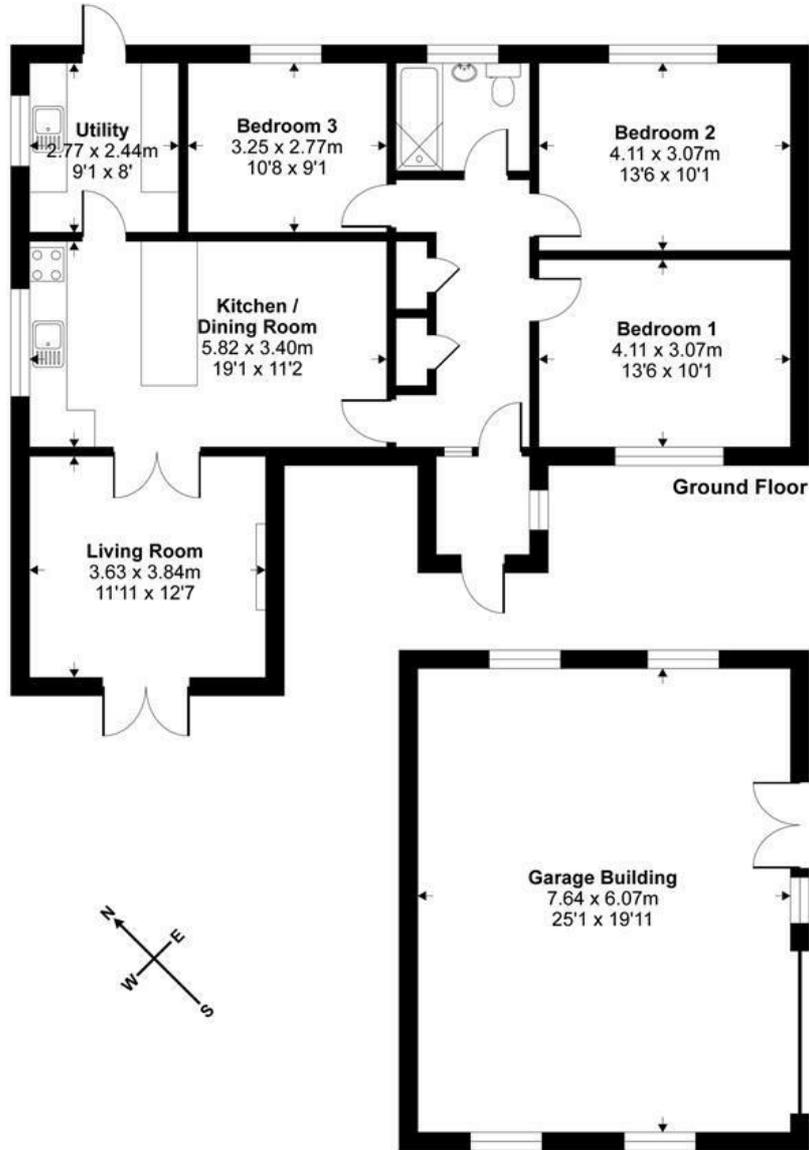
From Bodmin take the B3268 towards Lostwithiel and pass over the A30 (T), and at the roundabout, go straight over towards Lostwithiel. Continue for about ½ mile and on the brow of the hill, turn right towards Tredinnick. Proceed for a further ½ mile and turn left towards Tredinnick Pits descending into the valley passing the properties on the right-hand side. At the grass triangle, bear to the right into the no-through road and Little Orchard will be seen to be the first property on the left-hand side.

SERVICES

Mains water and electricity connected. Private drainage.LPG gas fired central heating. Double-glazed. TV points. Broadband available.



Approximate Area = 1038 sq ft / 96.4 sq m
 Garage = 503 sq ft / 46.7 sq m
 Total = 1541 sq ft / 143.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2021. Produced for Stags. REF: 720788

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

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Net energy related - higher savings costs

England & Wales EU Directive 2002/91/EC

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