



Montana



North Cornish Coast 3.5 miles – Camelford
7 miles - Launceston (A30) 14.3 miles

Delightful bungalow with a self-contained annexe within a popular village position.

- No Onward Chain
- 3 Bedroom Main Residence
- 2 Bedroom Adjoining Annexe
- Popular Village Position
- Income Potential
- Enclosed Rear Gardens
- Off Road Parking
- Store/Workshop
- Council Tax Band's: C & A
- Freehold

**Offers In Excess Of
£499,950**

SITUATION

The property lies at the heart of Marshgate village, in close proximity to the post office/general stores and a short distance from the primary school. A public house can be found 0.5 miles away in the hamlet of Tresparrett. A wider range of facilities can be found in the town of Camelford with its supermarkets, doctors' surgery and veterinary practice. The picturesque beach at Crackington Haven is just over 3 miles away with 2 beachside cafes, a beach front public house and access to the South West Coastal Path. The A30 trunk road, 11 miles away, linking the Cathedral cities of Truro and Exeter.

DESCRIPTION

A spacious well presented detached bungalow offering a 3 bedroom main residence with an adjoining 2 bedroom self-contained annexe. The property has a generous drive, offering off road parking for 5-6 vehicles and benefits from two enclosed rear gardens.

ACCOMMODATION

Front door opens into the entrance hall which leads into the sitting room with an aspect out to the front and benefits from an open fireplace with a decorative stone surround.

The kitchen/breakfast room has space for a range cooker with an extractor hood over, a range of wall mounted cupboards, base units and drawers, inset stainless steel sink, integrated dishwasher, fridge and freezer. There is a utility space off the kitchen with built in storage, a WC, further space for appliances and a side door to the property. The dining room lies off the kitchen as well and overlooks the front of the property.

Bedroom 1 is a generous double bedroom with an aspect to the front and a useful built in wardrobe.

Bedroom 2 is a double bedroom, enjoys an aspect to the rear with a built in wardrobe which houses the interconnecting door through to the annexe.

Bedroom 3 is a single bedroom and also enjoys an aspect to the rear.

The family bathroom comprises a bath with a shower over, WC and a wash hand basin.

ANNEXE

Front door opens into the entrance hall which leads through to the sitting room which has an interconnecting door through to the main bungalow.

The kitchen comprises a range of wall mounted cupboards, base units and drawers, inset sink, space for appliances, built in cooker with hob and extractor hood over and a door to the rear garden.

The annexe accommodation is completed by 2 further bedrooms and a bathroom with a bath with shower attachment over, WC and a wash hand basin.

OUTSIDE

To the front the property has a lawned garden and a drive offering parking for 3-4 cars with an additional area of hardstanding which provides additional parking for a further 1-2 vehicles.

To the rear, the property has an enclosed rear garden which boasts an array of well stocked beds, patio terrace and an area of lawn. Gates lead through to the annexe garden which is laid to lawn and benefits from a detached store/workshop with power.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. LPG supplying the cooker. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

AGENTS NOTE

In accordance with the Estate Agents Act 1979, please note that the vendor is a relative of a member of Stags.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

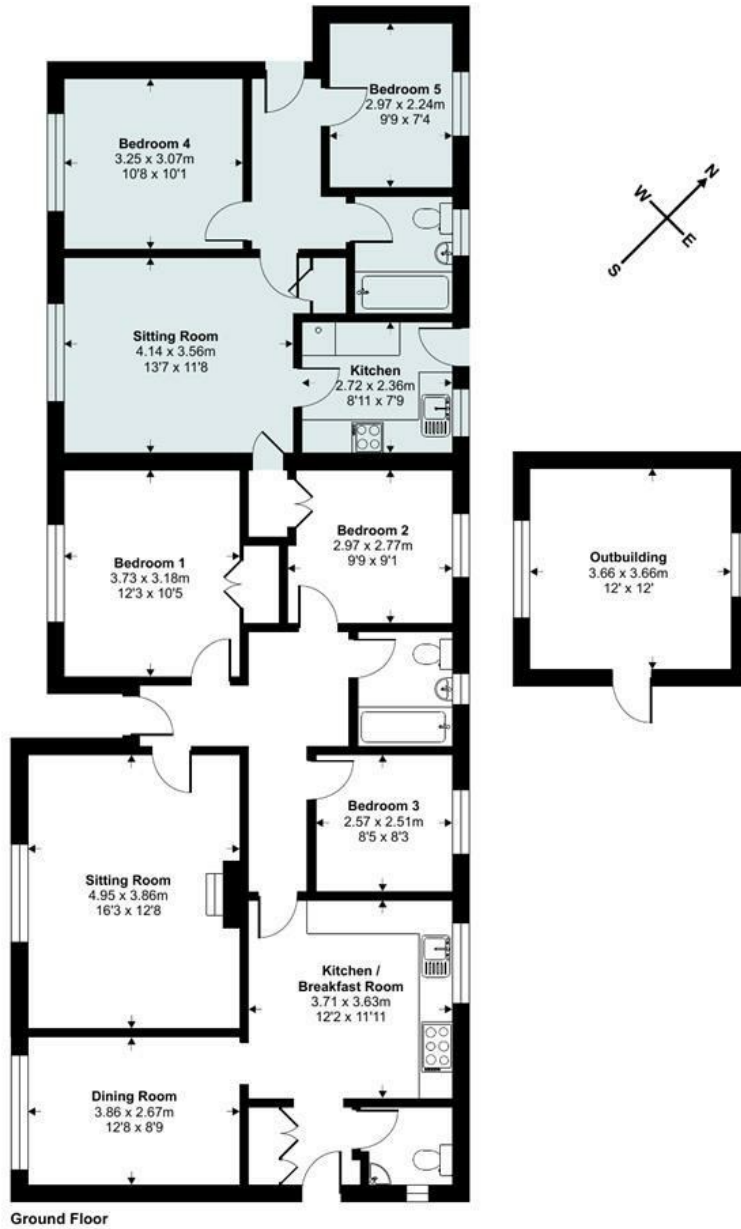
From the A39, near Otterham Station, take the turning to Marshgate. On entering the village, continue past the village shop, taking the next left hand turning onto "Fore Street". Continue for a short distance and the property is on your right, clearly identified by a Stags for sale board.

what3words.com

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Approximate Area = 1588 sq ft / 147.5 sq m
 Outbuilding = 144 sq ft / 13.4 sq m
 Total = 1732 sq ft / 160.9 sq m
 For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Stags. REF: 865298

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

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Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			71
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	71

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