

8, Cross Lane

STAGS

8, Cross Lane

, Bodmin, Cornwall PL31 2EJ

Wadebridge 7.5 Miles - Fowey 11.5 miles - Truro 25 miles

A substantial and versatile five bedroom detached house with a south facing garden and views over the town.

- Detached House
- Reverse Level Accommodation
- Balcony Terrace
- Garage & Car Port
- Freehold
- Five Bedrooms
- Views Over the Town and Beacon
- South West Facing Garden
- Private Parking
- Council Tax Band: E

Guide Price £490,000







SITUATION

The property is situated in an elevated position in the historic town of Bodmin which offers a comprehensive range of shops, cafes, restaurants, public houses, schools and colleges as well as a leisure centre and cinema. The popular Camel Trail is ideal for cyclists, walkers, runners and horse riders and leads to Padstow through Wadebridge, or to Wenford Bridge. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations. Bodmin is centrally situated in Cornwall and is well positioned to access both north and south coasts and the county. The popular market town of Wadebridge is within 6 miles and sits astride the River Camel.

DESCRIPTION

A most generous and highly versatile detached residence offering five bedrooms, arranged over reverse level accommodation and enjoying far-reaching views across Bodmin and towards the Beacon.

THE PROPERTY

The property is entered on the ground floor via a welcoming entrance hall, providing access to four well-proportioned bedrooms, the family bathroom and stairs rising to the first floor. Two comfortable double bedrooms are situated to the rear, each benefiting from built-in wardrobes and large tilt and turn windows overlooking the garden. Bedroom two is served by an en-suite shower room, whilst bedroom five is positioned to the front aspect. The family bathroom is fitted with a corner bath with shower over, WC, wash hand basin and offers space for utility appliances.

Occupying the first floor is the principal bedroom suite together with the main living accommodation. The principal bedroom is a generous double, enjoying built-in wardrobes, an en-suite shower room and doors opening onto a balcony terrace. The kitchen is fitted with a range of base and wall mounted units, complemented by a breakfast bar, a 1.5 bowl sink and space for a range-style cooker and further appliances. The dining room and sitting room are both light and airy, benefitting from large picture windows to the rear elevation, with the sitting room further enhanced by a characterful stone fireplace. All principal first floor rooms enjoy elevated views across the town and towards the Beacon.

OUTSIDE

The property is approached via a private driveway providing parking for several vehicles, in addition to a carport and garage. The south facing rear garden is predominantly laid to lawn, bordered by a variety of mature shrubs and trees, and features a pond positioned at the far end, creating a pleasant and established outdoor space.

SERVICES

Mains water, gas, electricity and drainage. Broadband availability: up to Ultrafast. Mobile Phone Coverage: Voice and Data good outdoor and variable in home. (Broadband and mobile information via Ofcom). The property is equipped with solar panels and benefits from a early feed-in tariff scheme, offering not only reduced energy bills but also the potential to generate income, greener electricity and guaranteed tariff rates. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents Stags, Wadebridge - 01208 222333.

DIRECTIONS

What3Words: ///bunks.asks.nearly



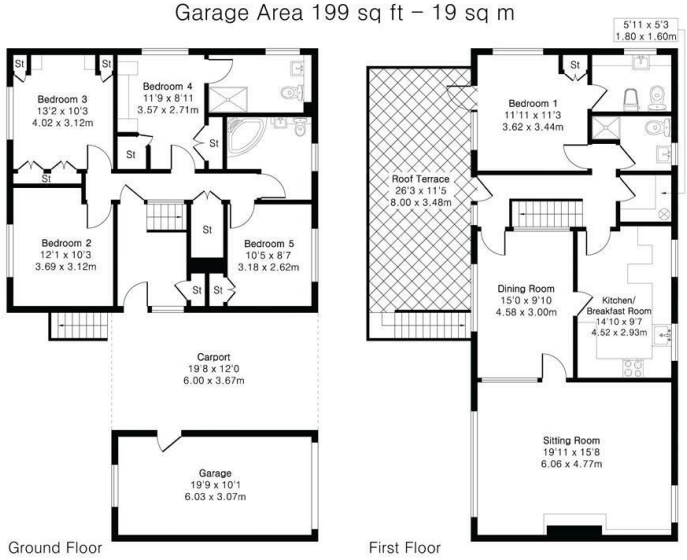




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 1761 sq ft - 164 sq m
(Excluding Garage)
Ground Floor Area 785 sq ft – 73 sq m
First Floor Area 976 sq ft – 91 sq m
Garage Area 199 sq ft – 19 sq m

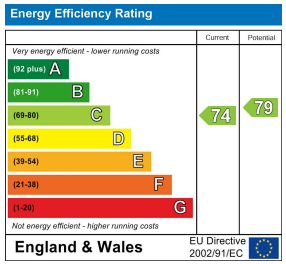


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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