



51 Grylls Park



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Lanreath, Looe, Cornwall PL13 2NG

Looe & South Cornish Coast 6 miles - Liskeard (A38) 10 miles - Plymouth 29 miles.

SOLD - Spacious and immaculately presented bungalow with a 1 bedroom self contained annexe, situated in a sought after village and a short distance from the South Cornish Coast.

- 4 Bedrooms
- 4 Bathrooms
- Sitting Room
- Ample Off Road Parking
- Freehold
- 1 Bedroom Self Contained Annexe
- Open Plan Kitchen/Diner
- Detached Double Garage
- Well Stocked Garden
- Council Tax Band F

Offers In Excess Of £675,000

SITUATION

The property lies at the end of a cul-de-sac, and is part of an exclusive development of three properties. The village of Lanreath offers the usual facilities including a Church, locally run convenience store with Post Office and a very active village hall which has a licensed bar and social club. The nearby village of Pelynt offers similar services with village shops and a primary school. The harbourside town of Looe is a popular coastal holiday town centred around the fishing harbour and beach with its Banjo Pier. Sporting facilities in the area are numerous with a sports centre in Liskeard together with golf available at Bindown, near Looe and the internationally renowned golf course at St Mellion. Boating, sea fishing and other water sports are available at Looe and Fowey with walking and bathing along the South Cornish Coast. The A38 dual carriageway connects to Plymouth and Exeter where it links with the M5. Car ferries are available from Plymouth to France and Spain. There are also airports at Exeter and Newquay, which are both easily accessible.

DESCRIPTION

This immaculately presented bungalow was built in 2007 and since then, the current owners have added a self contained 1 bedroom annexe. Surrounded by a beautifully tended landscaped garden, it enjoys countryside views from the patio and various seating areas. There is a double garage and ample parking including space for a boat, caravan or camper van.



ACCOMMODATION

Double doors give access to an entrance hall with glazed doors to the inner hall. Off the hall is the kitchen/diner comprising a fully fitted kitchen and breakfast bar with space for range cooker with induction hob and extractor above, stainless steel sink and drainer and integral dishwasher. The dining area has a wooden floor and wood burning stove. The sitting room has double glazed doors and windows to the garden and a wood burning stove. Off the kitchen is a utility room with a butler sink, floor standing oil boiler and provision for a washing machine. There is also a separate study with built in storage cupboards. Rear access to the garden is via a boot room which also provides plumbing for a washing machine. There are areas of worktop with cupboards and spaces for appliances below. Off the main hall is access to 4 bedrooms, 3 have en suite shower rooms with shower, wc and wash hand basins, whilst all bedrooms have built in storage. The family bathroom has a corner bath, fully tiled shower wc and wash hand basin.

The annexe accommodation comprises a bedroom with built in storage, shower room and a sitting room with a fully fitted kitchenette. The annexe has an internal connecting door from the property and also doors from the sitting room and kitchen leading to the garden.

OUTSIDE

The property has a block pathed driveway with ample parking leading to the double garage with up and over metal doors and a 'gardener's loo'. The garden has been beautifully landscaped with a wide variety of shrubs and trees, a productive vegetable patch, greenhouse, potting shed and summer house with distant views to the south west. There is an additional access to a second parking area ideal for the storage of a caravan, camper van or boat.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and hot water. 16 roof mounted solar panels providing electricity to the property and additional FIT. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Liskeard take the A38 towards Bodmin, at the round about take the A390 signposted for St Austell and Looe. Upon reaching the village of East Taphouse, turn left onto the B3359 as signposted for Looe and Lanreath Village. Proceed into the village bearing left, just passed the church and proceed along this road for a short distance and the entrance to Grylls Park will be found on the right hand side. Turn right into Grylls Park and proceed along this road and the property will be at the end on the left hand side.



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

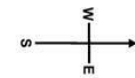


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 3529 sq ft / 327.8 sq m (includes garage)

For identification only - Not to scale



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