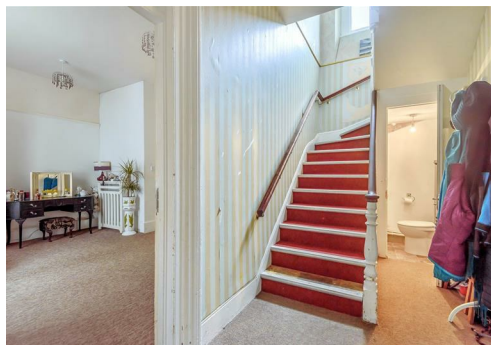




Cherrywood House



Town Centre 0.2 miles - Bodmin Parkway
3.6 miles - North Coast 12 miles

A substantial period former
Police house set within a
central position within the town

- Town Centre Location
- 4/5 Bedrooms
- Sitting Room
- Kitchen / Breakfast Room
- Utility
- Bathroom & Shower Room
- Courtyard Garden
- Two Parking Spaces
- Freehold
- Council Tax Band: D

Guide Price £395,000



SITUATION

Set in a central position within the town, Bodmin offers a wide variety of shops together with a choice of supermarkets, out of town stores, educational facilities and a leisure complex. On the outskirts of the town is a testing 18-hole golf course and access onto the A30. Bodmin Parkway station has regular services to Plymouth, Exeter and Paddington London.

Nearby is the National Trust estate of Lanhydrock with a fabulous period house, gardens and woodland trails leading to the River Fowey. Access to the famous near by Camel Trail, renowned for safe cycling which leads to Wadebridge and the harbour town of Padstow, while taking in the vineyards and Camel River all the way to the estuary.

DESCRIPTION

A 19th century former Police house providing spacious and versatile accommodation. The property offers 4/5 bedrooms, kitchen/breakfast room, sitting room, utility, bathroom, shower room and an enclosed courtyard garden with a decked terrace.

ACCOMMODATION

The front door leads into the entrance hall with stairs rising to the first floor, doors to the reception rooms and a WC.

The kitchen/breakfast room provides a range of wall mounted cupboards, base units and drawers, space for a range cooker with an extractor hood over, space for appliances and a Belfast sink.

A door from the kitchen leads into Bedroom 4 with a window to the rear.

The impressive sitting room is a delightful size with picture rails, a window to the front and a decorative fireplace with space for an electric fire.

The dining room enjoys a front aspect and could also be used as a further bedroom

(bedroom 5) with a shower room and a further doorway through to the utility room with a range of cupboards, drawers, further space for appliances, an inset sink and a door to the rear garden.

The first floor offers a spacious landing, 3 double bedrooms and a family bathroom with a bath, WC and a wash hand basin. Bedroom 1 is a superb size and enjoys an aspect to the front via the ornate windows.

OUTSIDE

The front garden is laid with gravel with a stone wall and a pathway leading to the front door.

To the rear, the courtyard garden has a useful storage shed and a covered area with stairs leading up to the decked terrace above which is an ideal position for al fresco dining.

Two allocated parking spaces.

SERVICES

Mains water, drainage, gas and electricity. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS

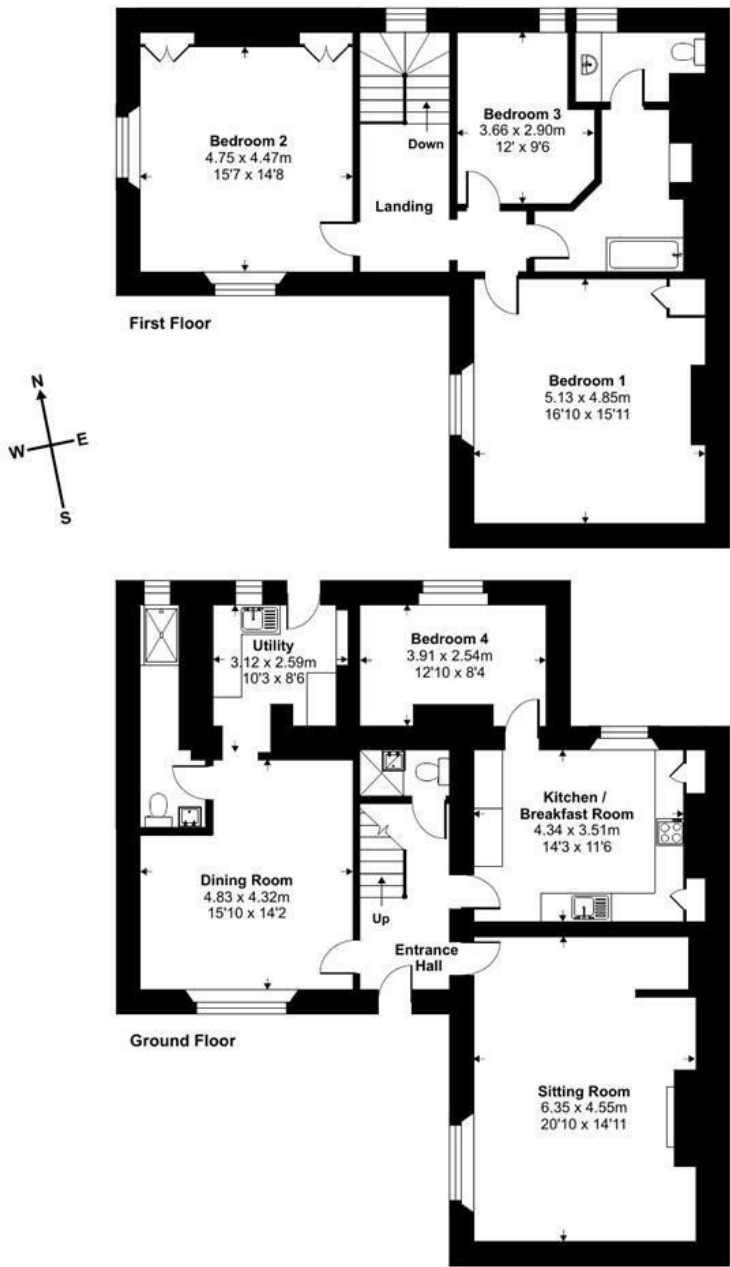
From the centre of town take the A389 towards the A30, after a short distance, turn left onto Church Lane and after a short distance you will see the property on your right.

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Approximate Area = 2076 sq ft / 192.8 sq m
For identification only - Not to scale



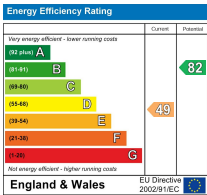
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 899132.

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

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