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29 Castle Street



Town Centre 0.2 miles - Wadebridge 6.6 miles - Polzeath 13.1 miles

An elegant period town house with generous proportions that has been sympathetically renovated and is presented to a high standard throughout.

- Walking Distance to Town Centre
- Sympathetically Refurbished
- Recently Installed Kitchen
- Utility Room
- Sitting Room
- Dining Room
- Five Bedrooms
- Master En Suite
- Secluded Garden
- Off Street Parking

Guide Price £350,000

### SITUATION

A charming, spacious period home set over three floors within in a popular position of 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 forest trails leading to the River Fowey. Access to the famous Camel Trail, renowned for safe cycling, leads to Wadebridge and the harbour town of Padstow taking in the vineyards and Camel River all the way to the estuary.

### THE PROPERTY

Following a recent refurbishment the property is presented to a high standard throughout. Entering the property via the entrance porch you are welcomed in to the large hallway which has an original tessellated floor.

The generously proportioned lounge is a wonderful light room with a feature bay window, tall ceilings, revealed floor boards and many original features including fireplace with recently installed log burner. The dining room which again is beautifully presented and benefits from a large window to the rear aspect and complimented with a feature fireplace and again beautiful revealed floor boards.

The kitchen is a relatively recent addition and incorporates an integrated electric oven, hob, extractor, dishwasher, fridge and freezer. Adjoining the kitchen is a versatile utility room complete with sink, space and plumbing for multiple appliances.

completing the ground floor is a convenient cloakroom with wash basin and WC.

Stairs to the first floor landing give access to three double bedrooms, the principle of which is en-suite with a roll top bath, pedestal sink, heated towel rail and WC. Completing the first floor is a recently completed family bathroom with a large shower, sink, vanity mirror, heated towel rail and separate cloakroom WC.

Stairs to the second floor lead to a further two double bedrooms with exposed stone feature walls.

### OUTSIDE

To the front of this handsome property is a small walled garden steps rising to the front door with glass quarter over window, to the side of the property is an area of private off street parking and a side gate to access the rear of the house. A small outside courtyard area by the kitchen leads to a renovated walled access path to a workshop with power and lighting then on to an enclosed garden which is a pleasant oasis with a small pond, stone chipped pathways, flower beds and seating areas making this space a fabulous hideaway set back from the house.

### SERVICES

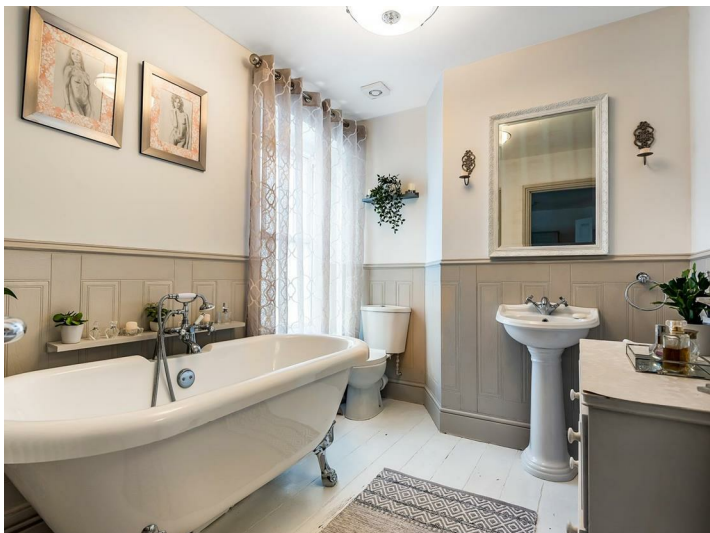
Mains Electricity, Mains Gas, Mains Water and Mains Drainage.

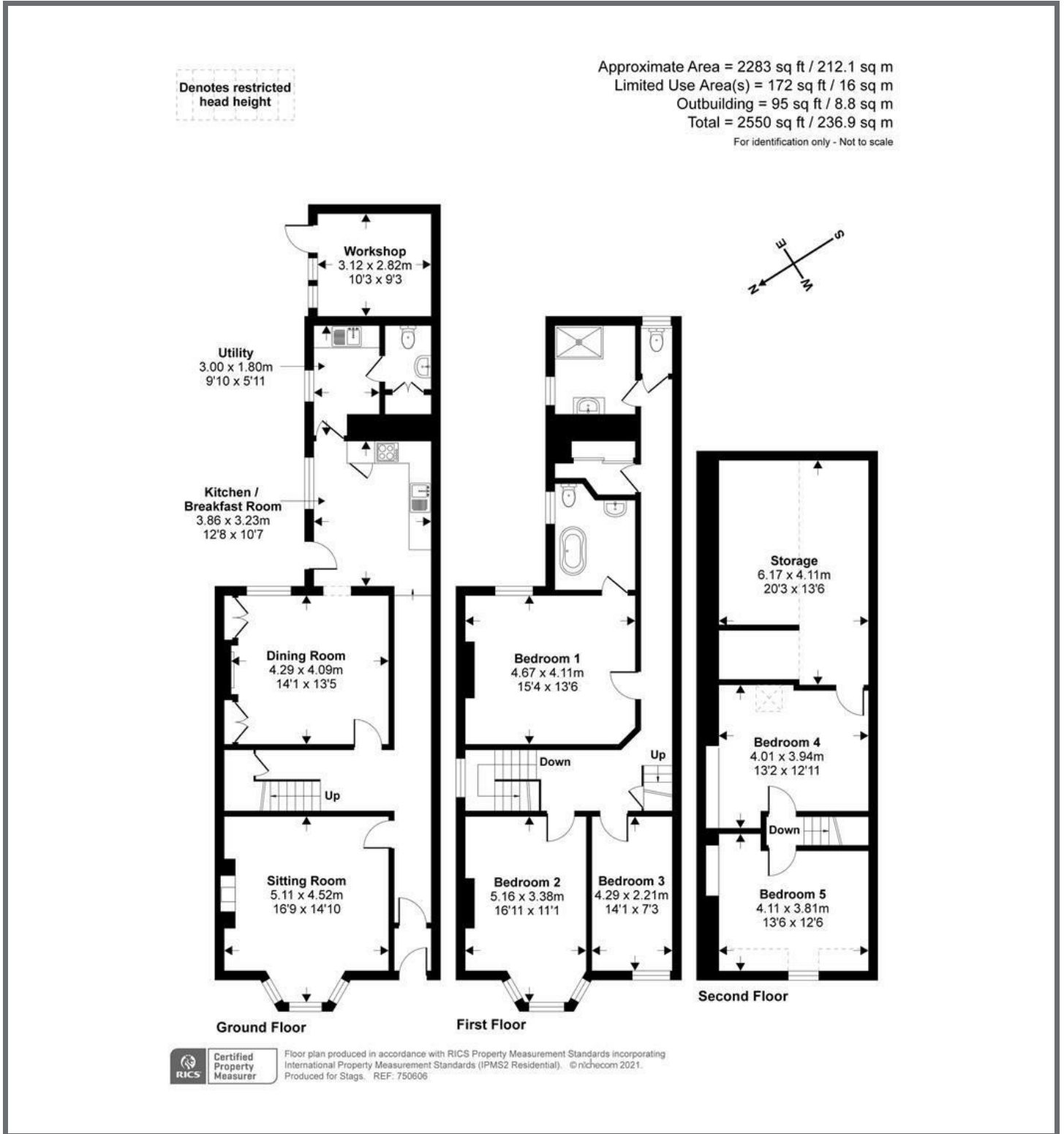
### VIEWING

Strictly by appointment with the vendor's appointed agents, Stags. 01208 222333

### DIRECTIONS

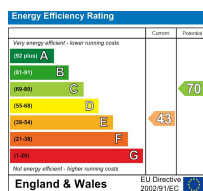
From the centre of town take the A389 towards the A30, just prior to the Lidl supermarket turn left into Church Lane and then left again into Church Lane. Continue along until you start to rise up the hill and at this point the road changes to Castle Street and the property will be found on the right hand side.





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

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