

MAY WHETTER & GROSE

9 HIGHER BUGLE, BUGLE, PL26 8PY
GUIDE PRICE £300,000



AN EXTREMELY SPACIOUS AND VERSATILE CHAIN FREE SEMI-DETACHED HOUSE BOASTING FOUR BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A USEFUL OUTBUILDING OFFERING TREMENDOUS SCOPE FOR FURTHER DEVELOPMENT (SUBJECT TO THE RELEVANT PERMISSIONS), OFF ROAD PARKING TO THE LEFT-HAND SIDE FOR THREE VEHICLES, UPVC DOUBLE GLAZING THROUGHOUT AND OIL FIRED CENTRAL HEATING. THE PROPERTY ENJOYS A LOW MAINTENANCE REAR GARDEN AND AN EXTREMELY USEFUL LOFT STORAGE ROOM, WITH STAIRS ACCESSED OFF THE FIRST FLOOR LANDING. A VIEWING IS ADVISED TO APPRECIATE THIS FANTASTIC CHARACTER HOME. EPC - E



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Bugle is a popular and expanding village situated some 6 miles North of St Austell and approximately 6 miles South West of Bodmin. The main A30 Trunk Road is easily accessible and the North and South Coast beaches are a short drive away. The village has a school, a range of shops, takeaways and recreational facilities. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 12 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 18 miles from the property.

Directions:



From St Austell take the B3274 Bodmin Road. At the Carthew roundabout take the second exit and follow the road through Stenalees and down the hill into Higher Bugle. Number 9 will be found on the left hand side. Parking is available on the road or to the drive to the left of the property.

The Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper patterned obscure glass complete with leaded inset detailing with high level glazed panel above combining to provide high tremendous natural light which allows external access to entrance hall.

Entrance Hall:

21'3" x 3'8" maximum measurement (6.50m x 1.14m maximum measurement)



(maximum measurement including stair recess)
Carpeted flooring, doors through to dining room door through to lounge. Stairs to first floor. High level mains enclosed fuse box. BT OpenReach telephone point. Wall mounted radiator. Textured ceiling. Wall mounted thermostatic controls.

Dining Room:

Inaccessible at time of inspection

Lounge:

11'0" x 11'2" (3.36m x 3.42m)



Upvc double glazed window to front elevation providing tremendous natural light. multi fuel burner set within chimney recess with wooden surround, tiled to side and slate hearth. Carpet flooring, Television aerial point, Textured ceiling, Radiator.



Kitchen/Diner:

27'1" x 9'9" maximum measurement (8.26m x 2.98m maximum measurement)



Sun Room/Utility:

24'11" x 7'3" (7.62m x 2.21m)

Wood frame stable door to rear elevation allowing access to sun room/utility with further wood frame single glazed windows to right and left-hand side of door combining to provide tremendous natural light. Matching wall and base kitchen units. Roll top work surfaces stainless steel one and a half bowl sink with matching draining board and central mixer tap. Space for electric cooker with fitted extractor hood above. Space for dishwasher. Space for generous dining table. Space for fridge freezer. Wall mounted radiator, tiled flooring. Part exposed stone walls. Loft access hatch.



Upvc double glazed patio doors to rear elevation allowing access to the low maintenance rear garden. Upvc double glazed door to left hand side allowing access back through to drive. Two Upvc double glazed window to the rear elevation all four combine to provide tremendous natural light. Tiled flooring, exposed stone wall. This area benefits from roll top work surface and kitchen wall unit allowing access below for washing machine and tumble-dryer. Two radiators. Door allows access to boiler room.

Boiler Room:

With continuation of tiled flooring and floor standing Grant combination oil fired central heating boiler.

First Floor Landing:

12'8" x 5'5" (3.88m x 1.66m)



Upvc double glazed window to rear elevation providing natural light with delightful inset stained glass detailing. Doors off to bedrooms one, two, three and four. Door to family bathroom. Stairs to provide access to attic storage space. Carpeted flooring. Radiator. Textured ceiling.

Bedroom 1:

9'1" x 7'7" (2.79m x 2.32m)



With Upvc double glazed window to rear elevation. Wall mounted radiator and carpeted flooring.

Bathroom:

9'5" x 6'1" (2.88m x 1.87m)



Upvc double glazed window to rear elevation. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology. Ceramic hand wash basin set on roll top work surface with twin doors allowing access to inbuilt storage below. Panel enclosed bath with central mixer tap. Glass shower screen and fitted shower attachment. Tiled walls to water sensitive areas. Vinyl flooring. Radiator. Textured ceiling. Extractor fan. Door provides access to generous inbuilt shelved storage area.

Bedroom 3:

10'9" x 9'3" (3.28m x 2.83m)



Upvc double glazed window to front elevation providing natural light, radiator, carpeted flooring and textured ceiling.

Bedroom 4:

7'9" x 10'2" (2.38m x 3.10m)



Upvc double glazed window to front elevation providing natural light, radiator carpeted flooring textured ceiling. To the right hand side of the room, a recess with shelves offers fantastic storage options.

Bedroom 2:

12'11" x 10'11" maximum measurement (3.95m x 3.35m maximum measurement)



Upvc double glazed window to front elevation, carpeted flooring, radiator and textured ceiling.

Loft Store:

26'0" x 21'1" maximum measurement (7.94m x 6.45m maximum measurement)



Stairs lead up from landing to provide access to the loft store. Agents Note: The steepness of the stairs would lead us to believe that this attic room does not have building regulations.

This area has a boarded floor and two rear facing ceiling windows. This area could be utilised to create addition accommodation should the relevant permissions be sought. A wonderful space.

External:

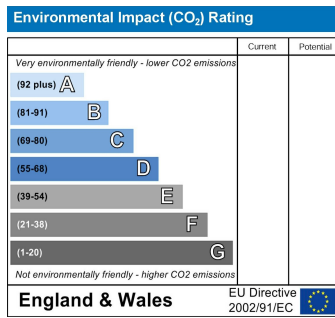
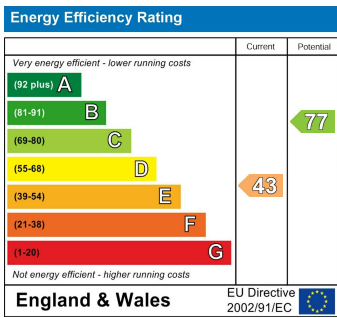
To the front of the property a stone wall encloses a garden laid to lawn with central walkway with iron access gate from the road side. To the left hand side of the property, a driveway laid to hard standing allows off road parking for numerous vehicles; three cars would comfortably fit on this drive. To the left hand side of said drive is the property's covered oil tank with further wood store to the right hand side of the enclosed oil tank. There is an outdoor tap and access to the garage, outbuilding and metal gate providing access to low maintenance rear garden. To the rear of the property is a low maintenance garden, laid to chippings. To the rear left hand side of the plot, there is a spacious outbuilding in the form of an initial garage accessed off the drive with further attached granite building to the rear. This building offers a clear scope for potential with the opportunity to create additional living space or another property pending the relevant permissions.

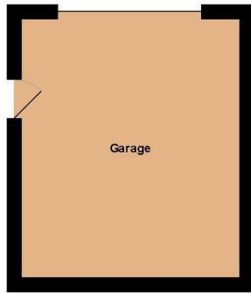


Agents Note:

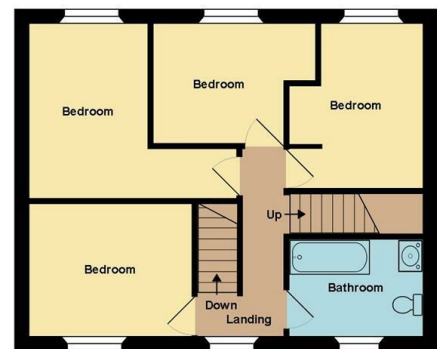
Please note the property is currently tenanted. The tenant is due to vacate January 2022.

Council Tax Band: B





Ground Floor



First Floor

All measurements are approximate and for display purposes only. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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