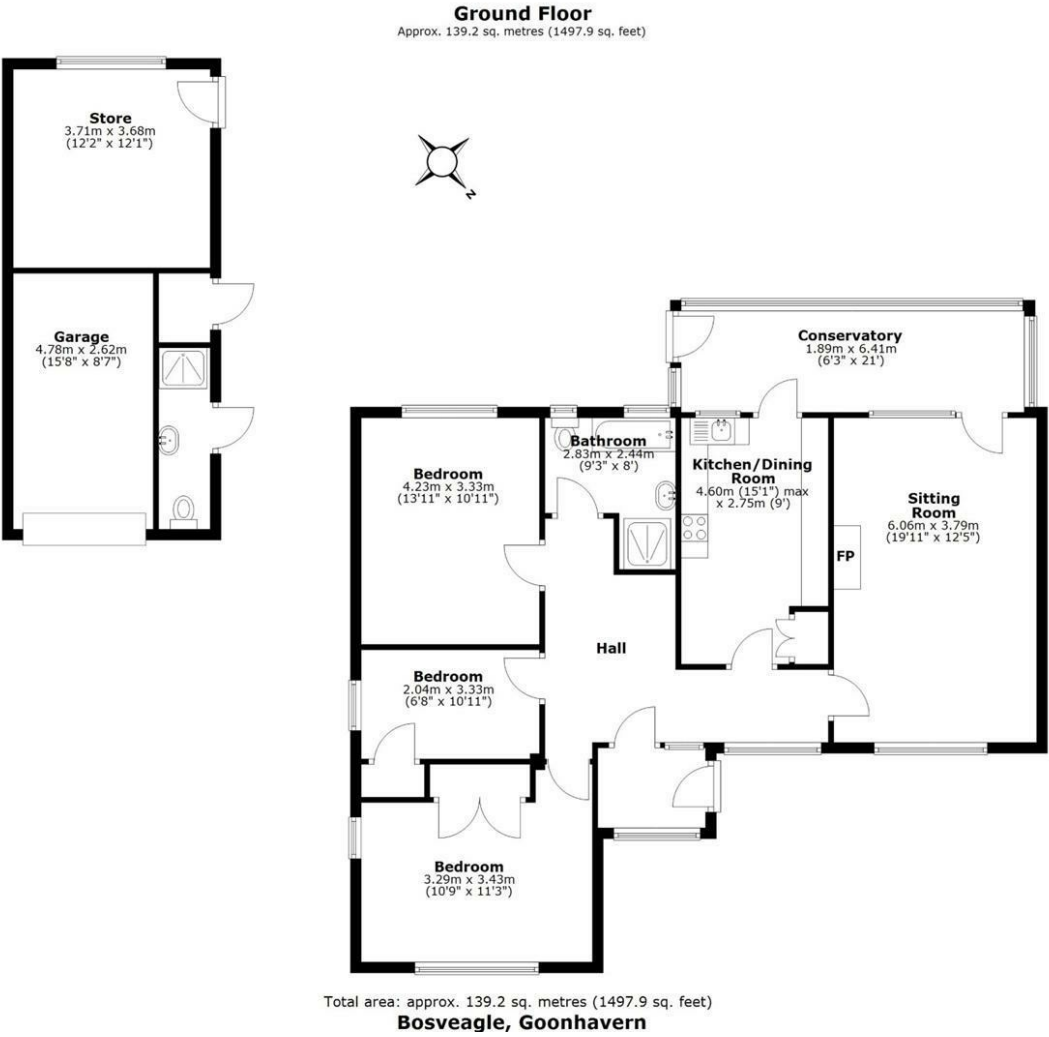


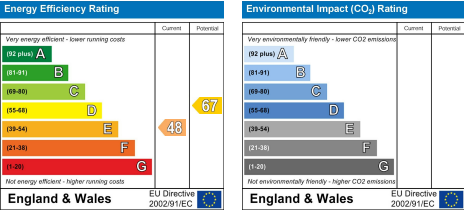
GOONHAVERN, NEAR PERRANPORTH



KEY FEATURES

- Detached Bungalow
- Central village location
- Bath/shower room
- Kitchen
- Detached garage
- Paddock with development potential
- 3 bedrooms
- Lounge/dining room
- Conservatory
- Workshop and Wet room

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



BOSVEAGLE, BRIDGE ROAD, GOONHAVERN, TRURO, TR4 9PY
DETACHED BUNGALOW WITH PADDOCK AND HUGE DEVELOPMENT POTENTIAL

A RARE OPPORTUNITY

A modern non-estate property on a level plot in the centre of Goonhavern village and with an undeveloped parcel of land secluded to the rear.
3 bedrooms, bath/shower room, combined sitting/dining room, kitchen and conservatory.
Oil central heating and double glazing.
Detached garage with workshop and wet room.
Total site almost two-thirds of an acre.
Freehold. EPC band- E Council Tax band- D

PRICE GUIDE £600,000

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GENERAL REMARKS AND LOCATION

This is a very unusual opportunity to purchase a detached property located in the centre of a favoured village and with additional land which has development potential. It will appeal to a wide range of buyers but especially developers and possibly someone wanting to build their own exclusive home whilst residing in the current property. Bosveagle has been in the same family ownership for many decades and it is believed no planning applications for development have previously been sought.

Whilst the overall site is clearly located within the recognised development boundary of the village the agents suggest that prospective purchasers make their own enquiries regarding any future prospects.

Bosveagle is set well back from Bridge Road and a hard surfaced forecourt/driveway provides plenty of parking and turning space. Being adjacent to the local post office and shop it is a very convenient location and within level walking distance of other local facilities including the pub, primary school and garden centre. Goonhavern is a popular village community set astride the A3075 and just 2-3 miles inland from the north cornish resort of Perranporth known for its spectacular beach and surf. Newquay is about 6 miles away and the city of Truro with its cathedral and shopping centre about 9 miles.

THE BUNGALOW

The current dwelling is thought to date from the 1970 era and is substantially constructed with rendered and coloured elevations under a concrete tiled roof and with some decorative tile hanging to the front gable. Overall the bungalow has been a cherished family home for many years and whilst centrally heated and double glazed some

updating would now be beneficial. Internally there are 3 bedrooms, a fully tiled bath and shower room, spacious lounge/dining room, conservatory and kitchen.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

with door into:

HALLWAY

a spacious area with doors off to all internal rooms. Two radiators and burglar alarm controls.

LOUNGE/DINING ROOM

19'10" x 12'5" (6.06m x 3.79m)
focusing to a tiled fireplace with open grate, two radiators and door to conservatory.

CONSERVATORY

6'2" x 21'0" (1.89m x 6.41m)
overlooking the rear garden and accessed from both the lounge and kitchen and with door to the outside. Electric panel heater.

KITCHEN

15'1" x 9'0" (4.60m x 2.75m)
fitted with a range of units comprising wall and base cupboards, work surface area with sink and drainer inset as well as ceramic hob and integral oven. Further built-in storage cupboards (with hot pipes for use as Airing Cupboard), Worcester oil-fired central heating boiler and quarry tile floor.



BEDROOM 1

10'9" x 11'3" (3.29m x 3.43m)
with built in wardrobe with integral drawers and hanging rail. Radiator.

BEDROOM 2

13'10" x 10'11" (4.23m x 3.33m)
with wash hand basin and radiator.

BEDROOM 3

6'8" x 10'11" (2.04m x 3.33m)
with built-in wardrobe and radiator.

BATH & SHOWER ROOM

9'3" x 8'0" (2.83m x 2.44m)
being fully tiled and with bath, shower area, wash basin and wc. Heated towel rail.

OUTSIDE

The driveway leading into the property circles a gravelled centrepiece and also leads to a DETACHED GARAGE alongside the bungalow. The garage area has an up and over door and has light and power connected. Integral with the building there is a fully tiled WET ROOM with wash basin and wc and also a WORKSHOP.

The garden to the bungalow lies chiefly to the rear where an area of lawn is interspersed with a selection of mature shrubs and trees and which is surprisingly private. A number of shrubs also line the front entrance drive which continues to the side of the bungalow to a vehicular gate providing access into the Paddock. This is entirely in grass with a number of maturing pines alongside the boundary. The total site area is approximately 0.63 of an acre.

SERVICES

Mains water, electricity and drainage believed to be connected. Oil-fired central as previously mentioned. NB The electrical circuit, appliances and oil-fired central heating system have not been checked by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Bridge Road is accessed directly off the mini roundabouts in the centre of Goonhavern on the A3075 and Bosveagle will be clearly displayed with a "for sale" board.

