



Description

A prominently situated double fronted Grade II Listed three storey property set in Bodmin town centre. Currently comprising a ground floor former café premises, with kitchen and dining areas to the front elevation, three additional storage rooms (one with a door to the garden area) and a rear open plan lounge/kitchen/diner with door to the garden. Residential accommodation on the upper two floors, with two kitchens, bathroom, shower room, sitting room and three bedrooms, along with a rear enclosed courtyard garden area. The property is in need of refurbishment but offers the potential for a post works lettings opportunity, or possibly for full residential conversion subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Bodmin town centre offers a selection of retail shops, cafes and public houses, along with outlying supermarkets and business parks, with recreational and educational facilities catering for all age groups. The town is readily commutable to the A30/ A38 road networks and also has a mainline railway station at Bodmin Parkway.

Ground Floor

Entrance hall, kitchen, dining area, inner hallway, large reception room with door to garden, three further storage rooms, cloakroom, two flights

of stairs leading to the upstairs accommodation.

First Floor

Landing, open plan lounge/ kitchen/diner, second kitchen,



reception room, bathroom and shower room.

Second Floor

Landing and three bedrooms.

Outside

Enclosed courtyard style garden to the rear of the property with pathway, patio and lawn.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.