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Roscollen, Tredinnick Pits, Bodmin, Cornwall PL30 5AP

GUIDE PRICE **£425,000+***

VACANT RESIDENTIAL

Description

A four bedroom detached period property situated in the rural hamlet of Tredinnick Pits. The spacious property enjoys a tucked away location in a sheltered streamside setting with lawned gardens and parking adjacent to the property of circa 0.17 acres and a further parcel of land situated directly opposite measuring circa 0.6 acres, offering the potential for a variety of uses and possibly further development, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department.

Situated

Tredinnick Pits is a rural hamlet, historically forming part of the Lanhydrock Estate, whilst being readily commutable to the nearby towns of Lostwithiel, St Austell and Bodmin, offering a comprehensive selection of shopping, leisure, recreational and educational facilities catering for all age groups, along with access to the A30/A38 road network and mainline railway stations.

Ground Floor

Entrance hall, lounge with rear hallway and bathroom off, dining room and kitchen with vaulted ceiling.

First Floor

Landing, four bedrooms and shower room.

Outside

Lawned gardens and on drive parking for two cars measuring circa 0.17 acres lie adjacent to the property, with a further parcel of land directly opposite the property of circa 0.6 acres currently providing additional parking and amenity space.



Viewings

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

EPC Rating

E

Council Tax Band

D