



TREMAR COOMBE

GUIDE PRICE £300,000

Characterful 4 Bedroom Family Cottage

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: D (58)

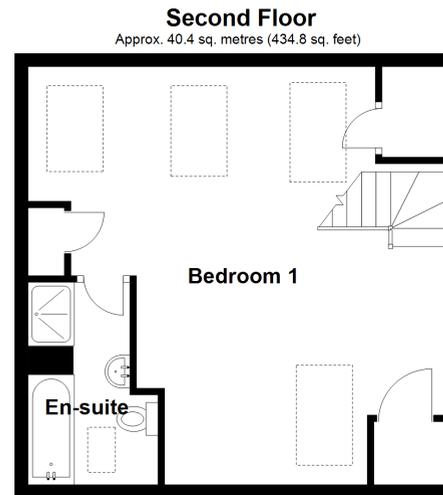
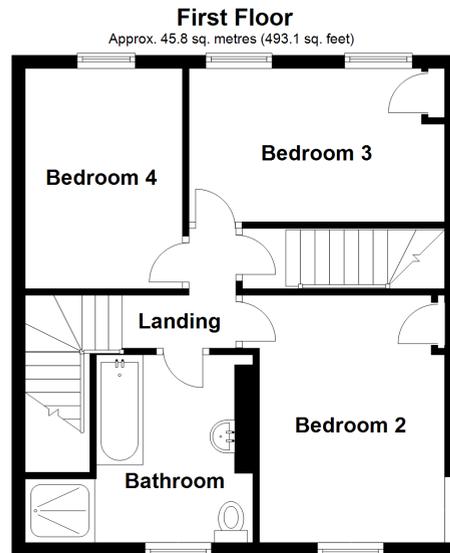
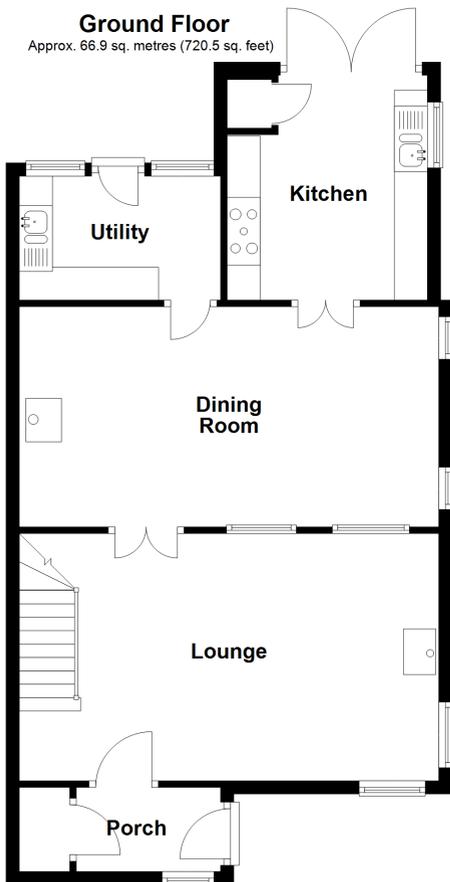

MILLER
TOWN & COUNTRY



- » 4 Bedrooms, Main Ensuite
- » Character Features Throughout
- » Quiet Village Location in World Heritage Site
- » Two Large Reception Rooms
- » Rear Garden
- » Separate Parking for 3 Cars

The Property: This cosy family cottage offers a different countryside view from each window and many original features throughout including a large brick fireplace with log burner in the front room, and two further feature fireplaces, one with clove oven in the middle room, currently used as a dining room and snug. There are exposed beams throughout the ground floor, and stained-glass windows separating the two reception rooms. The kitchen has been extended with Velux windows and French doors overlooking the garden, and a useful utility room next door. On the first floor is a spacious bathroom, a double bedroom and two good size singles, one currently being used as a study. On the second floor the spacious main bedroom in the eaves has plenty of head height and Velux windows on both sides giving plenty of natural light and views over the moor, along with plenty of built-in storage. There is an ensuite bathroom complete with panel bath and shower cubicle with a view over the countryside.

Location: Tremar Coombe is a popular village in the parish of St Cleer surrounded by countryside and nearby Bodmin Moor. There is a primary school in the village and a shop in nearby Minions. There are secondary schools in the nearby towns of Liskeard and Launceston, easily accessible by car.



Total area: approx. 153.1 sq. metres (1648.4 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Accommodation

Ground Floor

Entrance Porch

WC 3'01" x 4'00"

Front Room 12'02" x 21'03"

Middle Room 10'11" x 20'10"

Kitchen 9'11" x 11'03"

Utility Room 10'05" x 6'05"

First Floor

Bathroom 8'09" x 7'07"

Bedroom 2 12'02" x 9'01"

Bedroom 3 12'08" x 7'08"

Bedroom 4 6'04" x 10'11"

Second Floor

Bedroom 1 17'04" x 15'07" (Min) 18'07" (Max)

Ensuite 9'10" x 7'07"

Outside

The south facing rear garden cannot only be accessed from the kitchen and the utility room, but also via a gated path at the side of the cottage. There is a large patio, perfect for pots and sitting down with a G&T of an evening. Some shallow steps lead to another raised patio and lawn split into two, with raised bed borders. There is a wooden shed, and a greenhouse. The parking area is opposite the property.

Services: Oil. Mains electricity, water & drainage.

Council Tax Band: B

Tenure: Freehold



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VIEWING:

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