

LOT  
4

The Smithy, Limehead, St. Breward, Bodmin, Cornwall PL30 4LU

\*GUIDE PRICE £220,000+



A four bedroom bungalow with the added benefit of a detached annexe, double garaging, gardens and parking, set in St. Breward, Bodmin.

#### DESCRIPTION

The Smithy is a detached, period bungalow with the benefit of a one bedroom self contained annex and a double garage together with large lawned gardens that offer far reaching countryside views. The main property has a generous open plan kitchen/breakfast room with utility area. A living room with dining area that opens into the conservatory. Three bedrooms, family shower room and separate WC off bedroom three. The annex has a kitchen with utility/boiler room together with a shower room, living room and single double bedroom.

#### LOCATION

Located in the village of St Breward in an elevated position offering far reaching views. St Breward has a post office and store, primary school plus the Old Inn and Restaurant. Bodmin town centre is approximately 6.8 miles away which features an array of shops and supermarkets and the famed Bodmin Jail.

#### ACCOMMODATION

**Bungalow** Lounge/diner, kitchen/breakfast room, conservatory, three bedrooms (one with en-suite washroom), shower room and utility room.

**Annexe** Porch, inner hallway, living room, kitchen, utility room, bedroom and shower room.

**Outside and Garages** Generous lawned gardens. Two garages with one benefitting from rear access and a storage area. Multiple parking spaces to the front.

#### NOTE

There is one title for the property. Council Tax band C for the annexe and band B for the bungalow. There is mains water and private drainage at the property. Each property has its own oil fired boiler.

#### EPC

Energy Efficiency Rating Bungalow – E.  
Annexe – D

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

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



