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Gwendreath, Dunmere, Bodmin, Cornwall PL31 2RD

\*GUIDE PRICE £200,000+



A three bedroom detached cottage now requiring improvement, set in Dunmere, Bodmin.

#### DESCRIPTION

A detached cottage now requiring modernisation, set just off the Camel Trail and adjoining surrounding countryside. On the ground floor are the kitchen, dining room, living room and conservatory opening to garden, with three bedrooms and bathroom to the first floor. The gardens are mainly laid to lawn, with patio area and workshop, with a section of the outside space being used with the property is rented from Cornwall Council.

#### LOCATION

Just outside Bodmin in Dunmere, Gwendreath is located a few metres from the Camel Trail, this provides access to the beautiful Cornish countryside along a disused railway line between Wenfordbridge, Bodmin, Wadebridge and Padstow. Running through both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC) the Camel Trail is an 18 mile largely traffic free, surfaced and virtually level multi use trail which passes through some of the most spectacular countryside in the South West of England.

#### ACCOMMODATION

**Ground Floor** Conservatory, lounge, dining room and kitchen.

**First Floor** Three bedrooms and a family bathroom.

**Outside** The owners have rented an area of land/garden for approximately 50 years from Cornwall Council. We are advised that this arrangement can continue at a cost of £200 per annum, subject to a three yearly review, plus an initial set up cost of £500. For further information, please contact Cornwall Council on 0300 1234 151

#### NOTE

The auction surveyor has not inspected the property internally.

#### EPC

Energy Efficiency Rating – F

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

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

