Liddicoat [№] Company







Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.













KERRIERS, RETIRE, BODMIN, CORNWALLPL30 5LP PRICE £750,000









AN EXCEPTIONALLY VERSATILE PROPERTY OFFERING TREMENDOUS POTENTIAL FOR MULTI-FAMILY LIVING, SIGNIFICANT INCOME GENERATION, AND THE OPPORTUNITY TO RUN VARIOUS BUSINESSES. APPROACHED VIA A QUIET COUNTY ROAD BUT WITH EASY ACCESS TO THE MAIN A30 PROVIDING EXCELLENT TRANSPORT LINKS TO THE NORTH AND SOUTH COASTS, THE PROPERTY PROVIDES AMPLE PARKING AND GARDENS TOGETHER WITH A SMALL PADDOCK OVERALL BEING JUST OVER AN ACRE OF GROUND. THE MAIN ACCOMMODATION INCLUDES A SPACIOUS 4-BEDROOM RESIDENCE, A HOLIDAY COTTAGE, AN ADDITIONAL ANNEX, AND A PARK HOME, MAKING IT IDEAL FOR A VARIETY OF USES AND POSSIBILITIES.

Liddicoat [№] Company









The Property

In brief the accommodation for the main house comprises of Entrance hall, main reception room, this is an impressive living/dining/kitchen area, entertaining room, characterful lounge, utility room, cloakroom, four bedrooms, two bathrooms, large dressing room.

THE HOLIDAY COTTAGE

Open plan lounge/dining room, large double bedroom and shower room.

THE ANNEX

Large open plan lounge/kitchen, double bedroom, occasional bedroom and bathroom.

PARK HOME

A modern unit with lounge, kitchen, 2 bedrooms and bathroom.

Inches, Retire is a very much overlooked area with peaceful rural environs situated in an area which is blessed with some beautiful open countryside and woodland. The area is situated between the A30 (Cornwall's main arterial road) the town of Bodmin to the north east and Wadebridge to the north west. The nearest villages for provisions would be Lanivet or Roche both of which have local shops, inns, takeaways and village communities. The town of Wadebridge to the north east sits astride the upper reaches of the River Camel and provides a stylish mix of shops, cafes, restaurants and pubs with a local cinema and delightful parks and play areas, situated along the River Camels banks. There is access to beautiful sandy beaches on either side of the Camel Estuary many of which have excellent surfing and face the Atlantic Ocean

Liddicoat [№] Company

Room Descriptions

Annex Living Room/Kitchen

31' 8" x 12' 0" (9.65m x 3.66m) With full glazed Upvc door, with ceramic tiled floor, the kitchen fitted with light Grey base units and high level cupboards, sink unit, small peninsular unit, space for cooker, window to the front, French doors to the graveled patio garden, wall mounted Baxi LPG boiler, the lounge area with window to the front.

Annex Bedroom 1

17' 0" x 10' 0" (5.18m x 3.05m) Window to the side, built in wardrobe cupboard.

Annex Shower Room

10' 1" x 6' 7" (3.07m x 2.01m) With ceramic tiled floor, corner shower cubicle, vanity unit with storage, low level W.C. shaver socker, tall storage unit, mirrored cabinet.

Annex Room

10' 3" x 7' 10" (3.12m x 2.39m)

Holiday Cottage Living Room/kitchen

21' 8" x 18' 6" (6.60m x 5.64m) With French Upvc doors leading into the main living room. small cupboard housing RCD unit, feature exposed stone wall, stairs to the first floor with under stair cupboard, kitchen area with built in oven, central breakfast bar with storage below, enamel sink unit with mixer tap, range of base units and high level cupboards, velux skylight.

Holiday Cottage Bedroom

18' 8" x 16' 8" (5.69m x 5.08m) Window to the front, two eaves storage cupboards, door to the en suite shower room.

Shower room

5' 6" \times 5' 10" (1.68m \times 1.78m) With shower cubicle, electric shower unit, low level W.c. wash and basin.

Main Accommodation Lounge

23' 5" x 11' 10" (7.14m x 3.61m) Full glazed

Upvc door, two windows to the front with slate finished window seats, open beamed ceiling, attractive granite open fireplace with raised hearth and wood burner inset, to the opposite side of the room a feature exposed stone chimney breast, door leading into a lobby with stairs to the first floor, door leading through to the front entrance lobby.

Entrance hall

10' 6" x 8' 8" (3.20m x 2.64m) Leading in from the front of the property, slate flagstone floor, door to the front, window to the front, door leading into a utility room.

Utility Room

14' 0" x 7' 3" (4.27m x 2.21m) Attractive tiled floor, Belfast sink, wooden worktop, pine T&G ceiling, window to the front, space and plumbing for washing machine and tumble dryer.

Main Living/Dining /kitchen room

33' 6" x 22' 0" (10.21m x 6.71m) This is a striking signature room, featuring two sets of sliding doors that open to the front of the property, leading to the front patio and offering stunning views of the fields beyond. The room boasts an extensive range of white high-gloss kitchen units, complemented by a central island unit, providing excellent space for entertaining. The attractive ceramic tiled floor and feature stone-tiled wall add to the room's character, while a woodburner, set on a raised slate hearth, creates a cozy ambiance. Two arched windows at the rear flood the space with natural light. Oak bifolding doors lead to the games room, and a door at the rear provides easy access. Additional highlights include low-voltage lighting, a built-in dishwasher, two ovens, a microwave, and a double stainless steel sink unit

Bedroom 1

11' 10" x 12' 5" (3.61m x 3.78m) With exposed A frames, window to the front.

Bedroom 2

12' 0" x 8' 10" (3.66m x 2.69m) Window to the front, exposed timber A frame, recess either side of the chimney breast.

Bathroom

9' 10" x 9' 6" (3.00m x 2.90m) fitted with a Victorian styled suite, with claw foot rolled edge bath with shower mixer tap, high level W.C. wash hand basin, shower cubicle with Triton electric shower unit, window to the

Landing

Window to the front, fitted cupboard.

Bedroom 3

10' 3" \times 11' 6" (3.12m \times 3.51m) Window to the front.

Games Room

27' 6" x 21' 11" (8.38m x 6.68m) With French doors to the front, second full glazed door and window to the front. There is a bar area finished in timber, plus recess for drinks fridge, Cloakroom with tiled floor low level W.C. and vanity unit, large storage cupboard. Door through to a dressing area.

Dressing Room

15' 6" \times 10' 0" (4.72m \times 3.05m) With door leading to the bathroom, and main bedroom.

En Suite

10' 0" \times 8' 4" (3.05m \times 2.54m) With low level W.C. wash and basin, panelled bath with point for shower attachment low voltage lighting.

Bedroom 4

18' 0" x 11' 9" (5.49m x 3.58m) Leading in from the dressing room, window to the front, French doors, low voltage lighting.