

## KERRIERS, RETIRE, BODMIN, CORNWALL PL30 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.

**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.

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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.

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

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

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

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