

HOLMLEIGH, RED LANE, BUGLE, ST AUSTELL, CORNWALL PL26 8QP

PRICE £395,000



AN INDIVIDUALLY DESIGNED DETACHED THREE DOUBLE BEDROOM DORMER STYLE HOUSE QUIETLY SITUATED IN A QUIET NON ESTATE POSITION TOWARDS THE FRINGE OF THIS VILLAGE. DECEPTIVELY SPACIOUS WITH WELL PROPORTIONED ACCOMMODATION WHICH COMPRISES OF ENTRANCE HALL WITH CLOAKROOM, LOUNGE WITH WOODBURNER, SEPARATE DINING ROOM/SUN ROOM, WELL FITTED KITCHEN LEADING THROUGH TO THE GARAGE. THREE DOUBLE BEDROOMS AND LARGE SHOWER ROOM. OUTSIDE PARKING FOR FOUR CARS, LANDSCAPED GARDENS TO THE REAR WITH POND AND WATER FEATURE, LARGE LAWN, HOME OFFICE, GREENHOUSE VERY LARGE WORKSHOP. THE PROPERTY ALSO BENEFITS FROM A PHOTOVOLTAIC SOLAR ELECTRICITY GENERATION WHICH INCLUDES BATTERY STORAGE TO ENSURE THIS PROPERTY ENJOYS LOW RUNNING COSTS.

**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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### The Property

An individually designed detached three double bedroom dormer style house quietly situated in a quiet non estate position towards the fringe of this village. Deceptively spacious with well proportioned accommodation which comprises of Entrance hall with cloakroom, lounge with woodburner, separate dining room/sun room, well fitted kitchen leading through to the garage. Three double bedrooms and large shower room. Outside parking for four cars, landscaped gardens to the rear with pond and water feature, large lawn, home office, greenhouse, very large workshop. The property also benefits from a photovoltaic solar electricity generation which includes battery storage to ensure this property enjoys low running costs. This property enjoys U.p.v.c. double glazed windows and efficient electric radiators, engineered Oak floor to the ground floor and under floor heating on the Sun room/dining room. Another outstanding feature are the number of workshop and storage space facilities provided with this property. This property also has a CC TV system.

### Room Descriptions

#### Entrance Hall

Stairs to the first floor, Composite door with leaded light glazed panel and matching side screen, alarm control, electric radiator, understairs cupboard with hot water tank with expansion tank. Engineered Oak flooring with Oak doors and architraves on the ground floor.

#### Cloakroom

.950m x 1.68m (3' 1" x 5' 6")  
Window to the front, low level W.C. corner wash hand basin.

#### Lounge

3.98m x 7.28m (13' 1" x 23' 11")  
Window to the front. Large window to the front, engineered Oak flooring with a raised slate hearth the the woodburner, two walls lights, radiator, double glazed doors leading to the sun/dining room.

#### Bedroom 3/Office

2.79m x 4.17m (9' 2" x 13' 8")  
Window to the front.

#### Dining Room/Sun Room

2.84m x 4.67m (9' 4" x 15' 4")  
French doors to the rear patio. Oak flooring, French doors leading to the rear patio, two skylights, windows to the side and rear.

#### Kitchen

2.99m x 5.98m (9' 10" x 19' 7")  
Window and door leading to the rear garden. Well fitted with a large number of base units and high level cupboards. Range oven with NEFF extractor, under cupboard lighting, plinth floor lighting, space for fridge, feature glazed cupboards, tiled splashback, space and plumbing for a washing machine.

#### Landing

8' 5" x 5' 7" (2.57m x 1.70m) With night storage heater, Velux skylight.

#### Bedroom 1

3.98m x 4.46m (13' 1" x 14' 8")  
With dormer window to the front and rear.

#### Shower Room

2.46m x 1.7m (8' 1" x 5' 7") Fitted with a large walk in cubicle, mains shower, vanity unit, low level W.C. Velux roof light, downflow heater.

#### Bedroom 2

3.15m x 4.46m (10' 4" x 14' 8")  
Dormer window to the front and rear.

#### Garage

3.5m x 5.5m (11' 6" x 18' 1") With power and light. Remote electric door.

#### Wood store

.87m x 6m (2' 10" x 19' 8")

#### Side Shed

2.96m x 5.58m (9' 9" x 18' 4")

#### Rear shed/Workshop

3.04m x 6.5m (10' 0" x 21' 4")

#### Garden Room

4.65m x 2.67m (15' 3" x 8' 9")

#### Green house

2.48m x 4.77m (8' 2" x 15' 8")