



Council Tax Band D

Approximate Floor Area 108m²
(1162ft²)

Beautifully presented throughout

Landscaped gardens

Roxeth, Chapel Hill, Porthtowan, Cornwall, TR4 8AS

“OIEO” £330,000

A large detached bungalow offering adaptable accommodation, in excellent condition throughout with 3 bedroom, 2 reception rooms, conservatory, landscaped garden with 2 summerhouses, plenty of parking and garage.



Property Description

This extended and much-loved detached 3 bedroom bungalow is situated in a lovely semi-rural position, just under a mile from the beach and the coastal pathways. This unique property is much larger than it looks offering versatile and adaptable accommodation presented in excellent decorative condition throughout and really must be viewed to be appreciated!

A bright sun room is the welcoming entrance to this delightful home. The living room is a cosy space to relax with the log burner and enjoy the evening sun. The property comprises three reception rooms all beautifully presented. The kitchen and dining room is an ideal place for entertaining with access to a lovely conservatory and views over the rear garden. The kitchen is a spacious family area with plenty of storage.

The property offers 3 bedrooms, a family bathroom, wet room and an attic room (for occasional use). Bedroom 2 has been designed with disabled access and convenience in mind. The large room has an en-suite wet room, patio and "French" doors out onto the decking and rear garden.



Externally, gated access from the road leads into a brick paved forecourt where parking is provided for 4/5 vehicles with a large single attached garage. The small but well stocked front garden area is the perfect spot to enjoy the evening and setting sun. The level and landscaped rear garden is a great feature of this superb home, offering numerous storage options including 2 summerhouses, 2 decked seating area, a hot tub and lovely views at the rear towards St Agnes Beacon and glimpses of the sea at Porthtownan.



LOCATION

Chapel Hill is situated on the outskirts of Porthtowan, approximately 1 mile from the beach and local facilities.

Porthtowan is a popular coastal village situated along the spectacular world heritage Cornish coastline, being famous for its "Blue Flag" status beach, renowned surf break and beautiful walks along the rugged coastline. The village is a popular destination for families and surfers, offering a good range of facilities which include a mini market, newsagents, post office, several bar/restaurants, hotels, B&Bs, cafes, a number of local shops and a large car park.

Truro City is approximately 10 miles away and Redruth is approximately 5 miles, both having a wider range of shopping and schooling facilities.

This stretch of the north coast is fast becoming one of the most sought after destinations in mid Cornwall to live, own a second home or holiday due to its facilities, breathtaking walks and excellent communication links throughout Cornwall with the A30 just four miles away.

INFORMATION

Services: Mains water & electricity

Private drainage via septic tank

UPVC Double glazing & oil central heating

Hot tub and 2 summerhouses' included

LOCAL SCHOOLS:

Primary - Mount Hawke, Blackwater & Portreath.

Secondary: - Truro and Redruth.



ACCOMMODATION

SUN PORCH

14' 9" x 5' 7" (4.51m x 1.71m)

LIVING ROOM

12' 11" x 10' 9" (3.95m x 3.29m)

KITCHEN/BREAKFAST ROOM

16' 6" x 10' 5" (5.03m x 3.18m)

DINING ROOM

14' 3" x 8' 8" (4.35m x 2.65m)

CONSERVATORY

9' 4" x 9' 2" (2.86m x 2.80m)

BEDROOM 1

11' 11" x 10' 10" (3.64m x 3.32m)

BEDROOM 2

16' 11" x 9' 7" (5.16m x 2.93m)

EN-SUITE WET ROOM

7' 4" x 5' 3" (2.26m x 1.62m)

BEDROOM 3

10' 1" x 6' 11" (3.08m x 2.12m)

BATHROOM

9' 7" x 6' 2" (2.94m x 1.90m)

GARAGE

24' 5" x 9' 6" (7.45m x 2.90m)

ATTIC ROOM

12' 11" x 9' 8" (3.96m x 2.97m)

SUMMER HOUSE

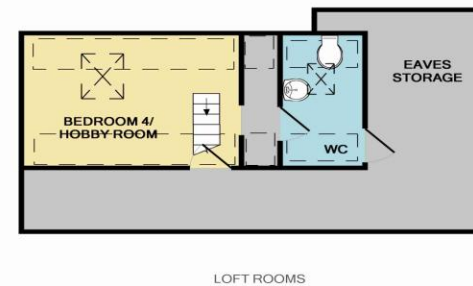
12' 2" x 8' 10" (3.71m x 2.70m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements