



mansbridgebalment

BERE ALSTON    O.I.E.O £400,000







# LONGVILLE

**Bedford Street, Bere Alston PL20 7DG**



*Immaculately presented and spacious detached four bedroom/  
three bathroom dormer bungalow,  
conveniently situated close to the village centre*

Versatile & Well Proportioned Accommodation

Three Ground Floor Bedrooms

One Bedroom First Floor Annexe

Large Plot With Beautifully Kept Gardens

Two Double Garages & Parking

**O.I.E.O £400,000**



**19 Fore Street  
Bere Alston  
Devon  
PL20 7AA**

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)



### **SITUATION AND DESCRIPTION**

An immaculately presented and extremely spacious four double bedroom, three bathroom detached dormer bungalow set on a large plot surrounded by beautifully kept gardens with two double garages and spacious workshop. The property is conveniently situated close to the village centre and within easy reach of the amenities and good transport links.

This extremely versatile bungalow has well proportioned accommodation set over two floors and is currently arranged as three bedroomed bungalow on the ground floor and one bedroom annexe on the first floor. The property has been well maintained and updated both internally and externally over the years and is a real credit to the current owner.

The light and airy accommodation briefly comprises: entrance hall, kitchen/breakfast room, dining room, 18ft sitting room, three double bedrooms (master ensuite); family bathroom, 32ft annexe kitchen/dining/living room, annexe bedroom with ensuite cloakroom, annexe shower room and boiler room. There is a long sweeping driveway providing off-road parking for multiple vehicles, delightful gardens, two double garages and spacious workshop. The property also benefits from gas fired central heating with newly installed boiler and PVCu double glazing throughout. Early viewing recommended.

### **ACCOMMODATION**

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Obscure PVCu double glazed front door with matching PVCu double glazed panel alongside and storm porch leads into:

#### **ENTRANCE HALL**

14' 4" maximum x 10' 6" (4.37m maximum x 3.2m)

Welcoming L-shaped hall with dado rail; deep built-in cloaks cupboard with shelving; telephone point; additional built-in storage cupboard with shelving; double radiator.

#### **KITCHEN/BREAKFAST ROOM**

12' 8" x 11' (3.86m x 3.35m)

Fitted with a range of matching Shaker-style wall and base cabinets with concealed lighting and roll top worksurfaces with tiled splashbacks; inset one and a half bowl ceramic sink unit with mixer tap and drainer; built-in Classic 90 Leisure range cooker with double oven, grill and five ring gas hob with large matching extractor hood over; built-in Neff dishwasher; space and plumbing for automatic washing machine; space for tumble dryer; space and plumbing for American-style fridge/freezer; television point; spotlighting; laminate flooring; PVCu double glazed window to front overlooking garden and driveway.







#### **DINING ROOM**

13' 5" x 9' 10" (4.09m x 3m)

Dual aspect with PVCu double glazed windows to both side and rear aspects overlooking garden with some far-reaching countryside views; double radiator; multi-paned wooden French doors leads into:

#### **SITTING ROOM**

18' 5" x 12' (5.61m x 3.66m)

Spacious room with feature cast iron Victorian-style fireplace with oak mantel and surround with slate hearth housing a living flame gas fire; television point; two PVCu double glazed windows to rear overlooking garden; two double radiators.

#### **MASTER BEDROOM**

14' 4" x 12' (4.37m x 3.66m)

Light and airy dual aspect room enjoying a lovely aspect over the gardens; television point; PVCu double glazed windows to both side and rear aspects; double radiator. Door to:



#### **ENSUITE WET ROOM**

8' 3" x 6' 11" (2.51m x 2.11m)

Good size wet room with fully tiled walls and fitted with a white suite comprising generous shower area with chrome thermostatic shower, low level WC with concealed cistern, inset wash handbasin with storage cabinet beneath; extractor fan; obscure PVCu double glazed window to rear; double radiator.

#### **BEDROOM TWO**

12' 4" x 11' 3" (3.76m x 3.43m)

Dual aspect with television point; PVCu double glazed window to front overlooking garden and driveway; PVCu double glazed French doors to side providing access to garden and patio areas; double radiator.

#### **FAMILY ROOM/BEDROOM THREE**

14' 8" x 13' 5" (4.47m x 4.09m)

Another light and airy dual aspect room with balustrade staircase rising to first floor; PVCu double glazed window to front overlooking garden and driveway; PVCu double glazed sliding patio doors to side providing access to side patio and gardens with some lovely far-reaching views over the village and countryside beyond; double radiator.



#### **FAMILY BATHROOM**

9' x 7' (2.74m x 2.13m)

Another generous bathroom. Part-tiled and fitted with a four piece white suite comprising panelled bath with shower mixer taps; tiled shower cubicle with Mira Jump shower, low level WC, pedestal wash handbasin; obscure PVCu double glazed window to front; double radiator.

#### **FIRST FLOOR:**

#### **LANDING**

Access to walk-in eaves storage (measuring 13' 2" x 5' 10") with recessed spotlighting.













#### **ANNEXE KITCHEN/LIVING/DINING ROOM**

32' 2" x 17' 5" (9.8m x 5.31m)

Large dual aspect open plan room with some height restrictions. Kitchen area fitted with a range of matching base cabinets with contrasting roll top worksurfaces; inset stainless steel single sink unit with mixer tap and drainer; built-in stainless steel Diplomat oven and grill with matching inset four ring electric hob above and concealed extractor fan over; built-in automatic washing machine; space for upright fridge/freezer; television point; telephone point; spotlighting; PVCu double glazed window to front overlooking garden and driveway; large double glazed Velux windows to both front and rear aspects; door into boiler room and into shower room; two radiators.

#### **ANNEXE BEDROOM/ BEDROOM FOUR**

18' 5" x 8' 6" (5.61m x 2.59m)

Some height restrictions. Fitted with built-in pine fronted wardrobes with hanging and storage; recessed spotlighting; PVCu double glazed window to front overlooking garden and driveway; large double glazed Velux window to front; radiator; door leads into:

#### **WC**

6' 9" x 3' 5" (2.06m x 1.04m)

Fitted with a white suite comprising low level WC, pedestal wash handbasin; obscure PVCu double glazed window to front; recessed spotlighting; laminate flooring.

#### **ANNEXE SHOWER ROOM**

8' 6" x 5' 10" (2.59m x 1.78m)

Fitted with a white suite comprising corner shower cubicle with chrome thermostatic shower, low level WC, pedestal wash handbasin; recessed spotlighting; obscure PVCu double glazed window to front; laminate flooring; extractor fan.

#### **BOILER ROOM**

10' 8" x 5' 6" (3.25m x 1.68m)

Housing a newly installed Vaillant gas fired combination boiler; access to eaves storage; hanging rail; recessed spotlighting.



### OUTSIDE:

The property sits on a large plot surrounded by delightful and immaculately kept gardens which are another particular feature of the bungalow. To the front a vehicular five bar wooden gate with separate pedestrian gate alongside opens to a long sweeping tarmac driveway which provides off-road parking for multiple vehicles and leads to the twin double garages with a tarmac pathway leading to the main front entrance. Wooden gated entrances provides access to both sides of the bungalow leading to all garden areas. The spacious front garden is enclosed by mature hedging and laid to two expanses of lawn bordered by attractive flowerbeds with a colourful array of plants and shrubs.

To one side of the bungalow is an enclosed area (measuring approximately 50' x 20') enjoying a sunny south facing aspect, brick paved and bordered by raised flower boxes with an array of climbing roses and plants. This area has an outside power supply and water tap and can be accessed via the family room/bedroom three providing a sheltered space for outside dining and entertaining. The rear garden is enclosed by wooden panel fencing with an area of lawn, again bordered by multiple attractive raised flowerbeds with gravel surrounds with a huge variety of colourful plants, shrubs and bushes. This area also has an outside water tap.

The main section of garden lies to the other side of the property, again enclosed by wooden fencing. Immediately to the side and accessed via bedroom two is another bricked paved patio area with attractive borders providing a special and very private space for outside dining. Beyond the patio is another expanse of lawn, again bordered by immaculately kept flowerbeds and raised wooden flower boxes. Alongside the lawns are two greenhouses (one measuring 10' x 8' and the other 8' x 6') both with electricity. From the top of the garden is a lovely space to sit and enjoy the far-reaching countryside views.

### **DOUBLE GARAGE ONE**

20' 5" x 19' 10" (6.22m x 6.05m)

Spacious garage with pitched tiled roof; fitted with an electronic remote controlled roll-away garage door; power and lighting; shelving; two obscure PVCu double glazed windows to rear; storage into eaves opening into workshop.

### **DOUBLE GARAGE TWO**

15' 10" x 14' (4.83m x 4.27m)

Again with pitched tiled roof; fitted with an electronic remote controlled roll-away garage door; lighting; eaves storage; PVCu access door to side; double wooden doors into workshop.

### **WORKSHOP**

19' 6" x 14' (5.94m x 4.27m)

Large workshop with pitched tiled roof; power and lighting; long workbenches, one with a vice; eaves storage; obscure PVCu double glazed window to rear; door into:

### **GARDENER'S/WORKSHOP WC**

7' 6" x 3' 8" (2.29m x 1.12m)

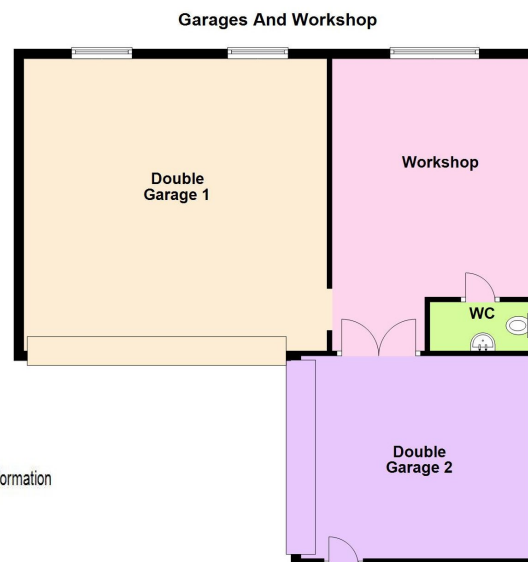
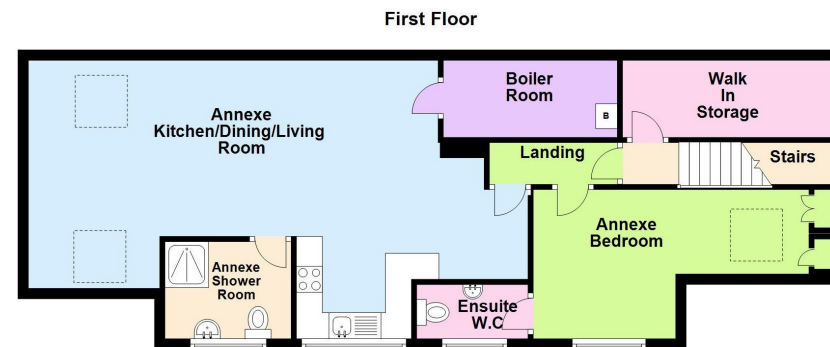
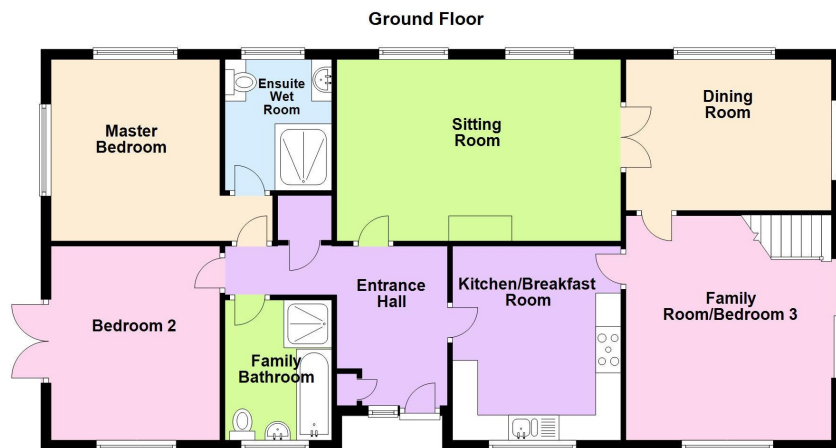
Fitted with a low level WC, pedestal wash handbasin with water heater; shelving.











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Plan produced using PlanUp.

### SERVICES

Mains gas, mains electricity, mains water and septic tank drainage.

### OUTGOINGS

We understand this property is in band 'E' for Council Tax purposes.

### VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

### DIRECTIONS

From our Bere Alston office proceed towards the Edgcumbe Arms passing through the shops and turn right into Bedford Street. Continue up the hill and the property will be found on the right hand side.



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\* PL19, PL20, EX20