

Riverside

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Dunmere, Bodmin, PL31 2RD

Wadebridge - 8.5 miles North Coast - 12.5 miles Fowey - 13.5 miles

A detached bungalow in need of extensive refurbishment with gardens descending to the banks of the River Camel.

- Elevated position
- 2 Bedrooms
- Kitchen/breakfast room
- Riverside gardens
- Freehold
- Renovation project
- Sitting room
- Driveway parking
- 2.89 Acre paddock by separate negotiation
- Council Tax Band D

Guide Price £295,000

SITUATION

With gardens fronting onto the River Camel and easy access onto the Camel Trail, Riverside enjoys a picturesque setting.

This scenic location is just over a mile west of Bodmin town centre with ready access onto the A389. Wadebridge is just 8.5 miles and the magnificent North Cornish coast 12.5 miles with destinations including Polzeath, Rock, Port Isaac, Padstow and Constantine Bay all within easy driving distance.

On the south coast is the scenic River Fowey, an ideal place to keep either a yacht or dinghy as together with its creeks and inlets it provides fantastic opportunities for day sailing. The pretty villages of Lerryn and Golant are well worth visiting, as is the historic port of Fowey.

Bodmin Parkway mainline railway station is 5.5 miles and Newquay airport is 16 miles away, with daily flights throughout the UK and Europe.







THE PROPERTY

Set in an elevated position, Riverside is a detached bungalow that now requires extensive refurbishment and renovation . Approached over an unclassified lane, the steep driveway ascends to the bungalow with parking for three vehicles (one behind another).

Stretching across the frontage is a covered verandah and from here, two sets of doors open into the accommodation which comprises a spacious sitting room, kitchen/breakfast room, utility room, two bedrooms and a bathroom.

Surrounding the bungalow are paved gardens that also require re-landscaping.

GARDEN

Descending to the banks of the River Camel (site of Special Scientific Interest) and on the opposite side of the access lane, are terraced, sloping gardens which are principally laid to lawn with mature shrubs and trees. These scenic grounds are a perfect spot for a sun terrace or summerhouse.

SEPARATE PADDOCK

Available by separate negotiation, a short walk from the bungalow is a paddock extending to approximately 2.89 acres (1.17 Hectares). Enjoying wonderful views, the paddock slopes to the west and benefits from two field gates that open onto an unclassified lane/pathway which runs along the southern boundary.

In the northern section of the paddock is an old timber outbuilding

SERVICES

Mains water and electricity. Private drainage system in the riverside garden (Purchasers to satisfy themselves on compliance with General Binding Rules). Upto Ultrafast Broadband is available in the area (Ofcom). Mobile coverage ranges from poor to good outdoors (Ofcom)

VIEWINGS

Strictly by prior appointment with Stags Wadebridge Office on 01208 222333

DIRECTIONS

PLEASE DO NOT FOLLOW SAT NAV POSTCODE - From Wadebridge on the A389, proceed down into Dunmere, over the bridge turning immediate left into a lane. Riverside is the second driveway on the right.

What3words: ///remark.angers.crabmeat

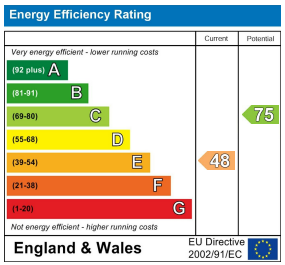






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