

Springfield House

Springfield House,

48 Castle Street, Bodmin, Cornwall PL31 2DY

Town Centre 0.5 miles - Liskeard 13.2 miles - Truro 29 miles

A well proportioned Victorian home with wraparound gardens and a versatile outbuilding in a convenient edge of town location

- Period House with Features
- Detached Family Home
- Scope to Personalise
- Formal Walled Garden
- Tenure: Freehold
- 4 Double Bedrooms
- Spacious Accommodation
- Gated Driveway
- No Onward Chain
- Council Tax Band: D

Guide Price £450,000

SITUATION

The property is positioned within a generous plot along Castle Street within the historic Cornish town of Bodmin. The town of Bodmin offers a vast and comprehensive range of educational, shopping and leisure facilities, along with easy road access via the A30 that ensures direct links to Cornwall's rugged coastlines and beyond, including a direct link to London Paddington from Bodmin Parkway. The estuary town of Wadebridge, is just over 7 miles away and offers a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail whilst the Cathedral city of Truro is only 25 miles away.

DESCRIPTION

Understood to have been originally constructed in 1874, this elegant Victorian detached house offers generous proportions throughout featuring four spacious double bedrooms, two reception rooms and a light-filled conservatory. High ceilings and period features add charm and character, whilst double glazed windows and mains gas central heating add at a touch of modern convenience. There is a large driveway providing ample off-road parking with a versatile outbuilding and wraparound gardens. The property presents an opportunity to own a distinguished home in a historic Cornish town being offered for sale with no onward chain.







ACCOMMODATION

The accommodation is arranged over three well-proportioned floors, offering a wealth of living space ideally suited for family life or those seeking flexible working arrangements from home. On the ground floor, a charming entrance porch opens into a spacious and welcoming reception hall, complete with a balustrade staircase and period detailing. There are two large reception rooms located at the front of the property with French doors from the formal dining room to the front garden and doors from the sitting room connecting the bright and airy sunroom. The generously sized kitchen/breakfast room allows plenty of space and scope for reconfiguration, whilst currently offering a range of fitted units and an integrated fridge. To the far end of the kitchen is an additional cooking/utility space, with space and plumbing for white goods, a wooden double glazed Velux window and door to the rear. The ground floor is complete with a study and a shower room and WC.

The first floor hosts three spacious double bedrooms, all enjoying natural light and character features. A well-equipped family bathroom with both bath and shower facilities, along with a separate WC, serves this level. The second floor presents a versatile fourth double bedroom with a large landing offering the space again to reconfigure if needed for a guest suite or creative studio.

OUTSIDE

Externally, the property is approached via a private and gated driveway providing generous off-road parking for a number of vehicles. the gardens are made up of various different area, enjoying formal lawns to the front, a patio seating area to the side and gardens stocked with herbs, shrubs and roses leading to an attractive walled garden. Within the grounds stands a substantial outbuilding, formerly a garage, with power and light connected. The building has been formerly used as an office with air conditioning, and to the far end has an adjoining three storage rooms used as workshops and garden storage.

SERVICES

Mains electricity, water and drainage. Mains gas fired central heating and gas fireplace. Electric underfloor heating in the kitchen and family bathroom. Broadband availability: Ultrafast and Standard, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

what3words.com: ///bill.powers.cloth

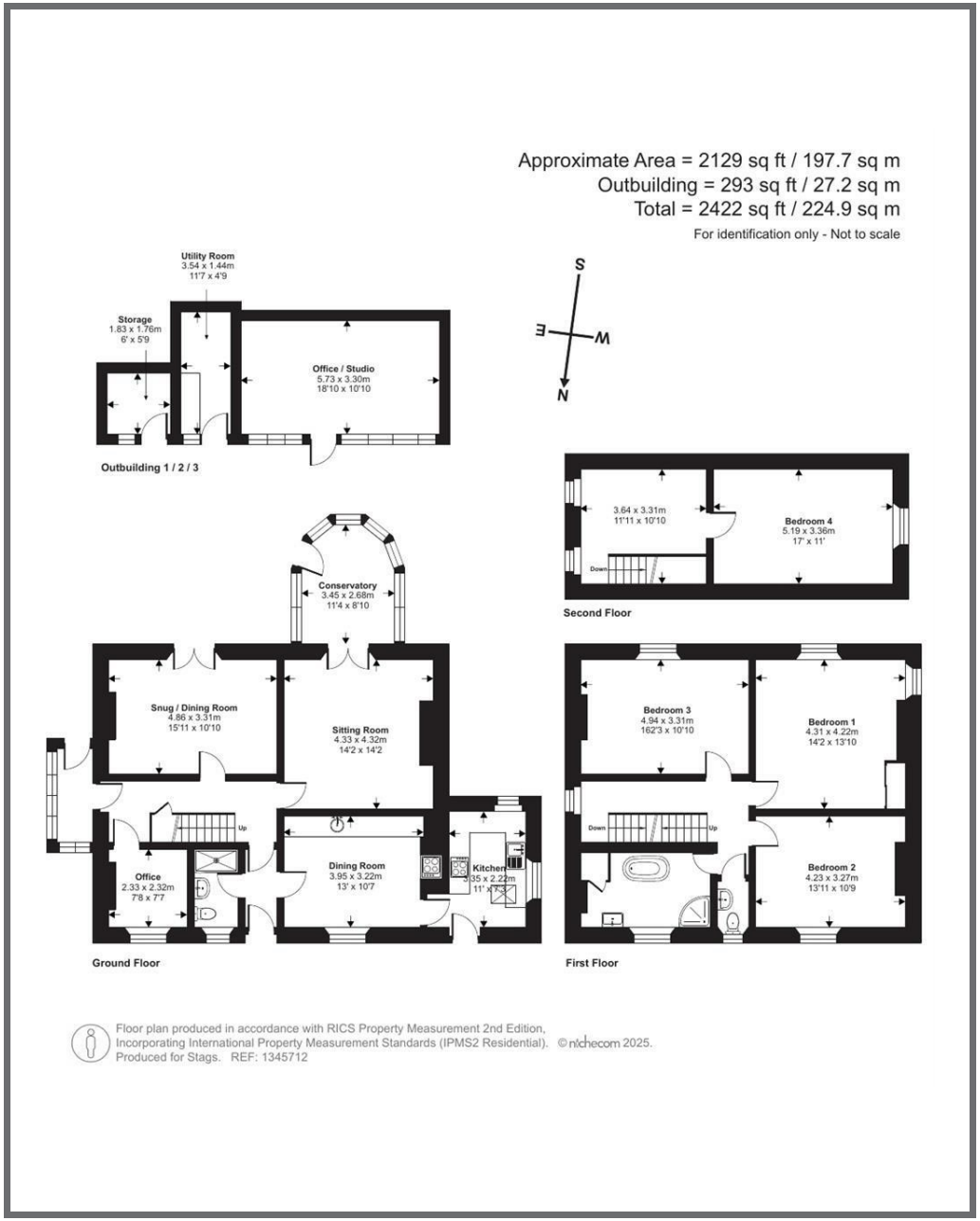


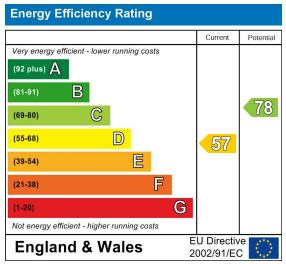




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