Bond Oxborough Phillips

Changing Lifestyles

Casuarina

Broadwoodwidger

PL16 0JS



Asking Price - £395,000







Casuarina, Broadwoodwidger, PL16 0JS

- Recently renovated detached bungalow
- Just over 7 acres in total
- Two double bedrooms
- Cosy living room with wood-burning stove
- Underfloor heating & Air source heat pump
- Three useful outbuildings with electricity & Summerhouse
- Far-reaching countryside views
- Subject to an Agricultural Occupancy Restriction







A beautifully renovated rural bungalow set within just over seven acres, offering a wonderful combination of modern, comfortable living, useful outbuildings and an idyllic countryside setting.

Originally constructed in the 1960s, the property has been comprehensively renovated to create a stylish and inviting home, benefiting from underfloor heating and an air source heat pump. The accommodation currently comprises two double bedrooms, a welcoming living room centred around a wood-burning stove, and a spacious kitchen/dining room which provides the perfect hub for everyday living and entertaining. A bathroom and separate cloakroom complete the accommodation.

There is also exciting potential to further enhance the property, with the possibility of converting the roof space to create additional accommodation, subject to the necessary planning permissions and consents.

Externally, the property is particularly appealing to those seeking a rural lifestyle, with approximately six acres of grazing land offering excellent potential for equestrian use, smallholding interests or simply enjoying the space and freedom of the surrounding countryside. In addition, there are three useful outbuildings, all benefiting from electricity, providing excellent versatility for storage, workshop space, hobbies or a variety of other uses. A summerhouse provides an additional space to sit back and enjoy the surroundings.

Set within a peaceful rural location, the property enjoys far-reaching countryside views, including towards the picturesque St Michael's Church, creating a lovely backdrop to everyday life.

A rare opportunity to acquire a beautifully updated home with land, outbuildings and scope for further development, ideal for those looking to embrace a more rural way of life.

AGRICULTURAL OCCUPANCY CONDITION: The property is subject to an agricultural occupancy condition, requiring occupation by a person (or their widow/widower or dependant) who is mainly or solely employed in agriculture or forestry. The restriction relates to occupancy rather than ownership, and there is no geographical restriction attached. Prospective purchasers are advised to satisfy themselves as to their eligibility to occupy the property.

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Situated in a rural location within the Parish of Broadwoodwidger, Lifton. It is very much an agricultural area. The nearest village with ameneties is Lifton, which boasts a Post Office/General Store, public house, two hotels, restaurant, garden nursery, Doctors surgery, village primary school and Parish Church. The nearest town is Launceston.

Launceston is the ancient capital of Cornwall and boasts a number of historical buildings including the Norman castle and Victorian Guildhall and Town Hall. There is a wide variety of shopping available both in the town centre and the out of town retail park (both independently and nationally owned) together with a range of service businesses, medical facilities and schooling at both primary and secondary levels (private and state sector). The town has a good sports centre, many clubs and societies catering for a wide variety of interests and two 18 hole golf courses within 3 miles.







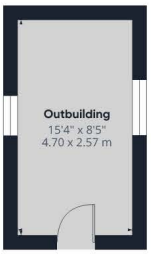




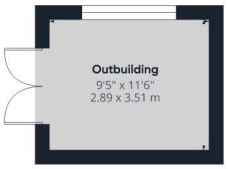
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



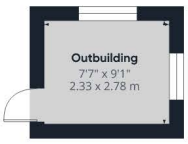
Floor 0 Building 1



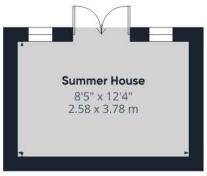
Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Floor 0 Building 5

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.