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# Villages



**Bond Oxborough Phillips**

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Summer Ville House, 3, Longstone, St Mabyn, Bodmin, PL30 3BZ

EPC - C

**Guide £529,000**



## Overview

This substantial four double bedroom, handsome property lies in a rural yet truly accessible location. The impeccably presented home really offers everything for family living and more! Upon entering, you are immediately struck by the brilliant volumes and room sizes throughout, the ground floor is full with brilliant entertaining areas as well as the high specification finish throughout. The first floor offers four double bedrooms (Master with en suite), and modern family bathroom suite. Just as inside, no expense has been spared externally, with landscaped front and rear gardens, off road parking for multiple vehicles and a double garage. Viewing is a must to appreciate this wonderful home.



# The Property

The property is entered via a very handy internal porch, ideal for taking off coats and shoes with a cupboard for extra storage. A door then leads into the extra wide entrance hall, where all the ground floor accommodation can be accessed from and stairs rise to the first floor.

The lounge runs the full length of the property and is a brilliant family space, enjoying an abundance of natural light through the large front aspect bay window and rear patio doors. The focal point of the lounge is the beautiful sandstone fireplace currently housing a multi fuel burner sitting on a complimenting hearth with mantel over. To the front of the house, accessed off the hallway lies the formal dining area, with ample space for a large dining table filled with light through a front facing bay window. To the rear of the property lies the modern kitchen fitted out with a range of matching wall, base and drawer units and a range of integral appliances. A door from the kitchen leads to the separate utility room and downstairs shower room. From the utility, there are doors leading to the garden and integral garage.

Stairs lead from the hallway to the first floor landing where all four double bedrooms can be accessed. The en suited master bedroom stretches the length of the property and is a truly magnificent size. Bedrooms two & three are both doubles enjoying views of the surrounding countryside. Bedroom four is centrally located on the first floor and has sliding doors onto the balcony. The family bathroom can also be found on this level, incorporating a contemporary suite with corner bath and separate shower.

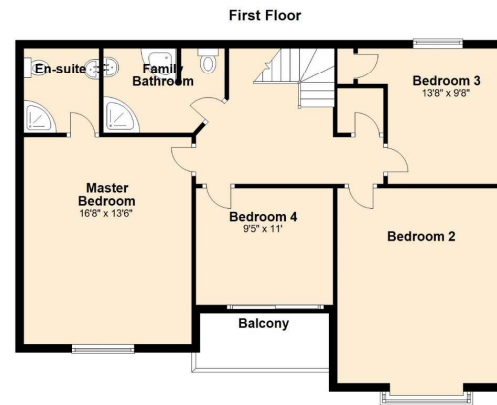
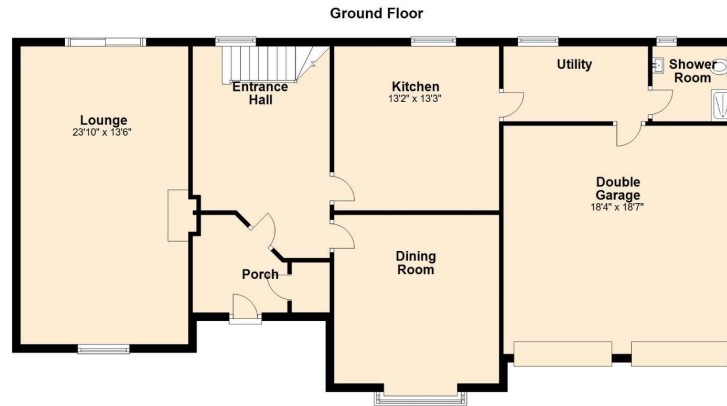
Externally, a driveway has been laid offering parking for up to four vehicles and access to the double garage. There is a level area of front lawn bordered by mature hedges also. Side access leads to the rear garden, which backs onto open fields. The garden has been landscaped meticulously and is an absolute haven of colour in season and also enjoys a Spanish-style area to the rear ideal for alfresco dining.






**SAT NAV: PL30 3BZ**

# Key Features

- Large Detached Family Home
- Beautifully Presented
- 4 Double Bedrooms
- Landscaped Rear Garden
- Double Garage
- EPC - C



Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

- 4  Bedrooms
- 3  Bathrooms
- 2  Reception Rooms

Tenure: Freehold

Council Tax: E

Services: Oil CH, Mains Water, Private Drainage



