



An-Garrek

St Minver

Guide Price: £675,000

JB ESTATES

EST.  1971

An-Garrek

St Minver

PL27 6QN

An-Garrek is a well-proportioned, 3-bedroom bungalow built in 2000 with a lovely outlook across an established garden. The property is set close to the heart of St Minver just a short drive from the beaches and walking distance to amenities. EPC Band D.

- 3 bedrooms, 2 bathrooms. Separate kitchen/diner and sitting room.
- Far reaching views of the countryside and sea in the distance.
- Generous plot and fantastic storage / garage space with potential.
- Walking distance to the village amenities at St Minver including pub and post office.
- Currently a primary residence but would make a great holiday home or letting property alike.
- In all approximately 1,883 sq. ft. (174.9 sq mtrs)

St Minver Post Office 600 yards, Rock 1.5 miles, Polzeath 2.5 miles, Wadebridge 4.5 miles, Port Isaac 5.5 miles, Bodmin Parkway 16 miles, Newquay Airport 20 miles, Exeter 68 miles.

Viewings by appointment

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FREEHOLD



THE PROPERTY

An-Garrek is a good sized, detached bungalow with established gardens, located in a quiet position in the Cornish countryside. Currently comprising 3-bedrooms, this well-proportioned property has been a much-loved home and could easily be a successful holiday investment or second home. An-Garrek presents a fantastic opportunity for a buyer to add their own stamp with the possibility of extending subject to the necessary planning permissions.

ACCOMMODATION

Please refer to the floorplan. Key features include Entrance hall | Open plan kitchen/dining room with Rayburn range cooker and patio doors on to the terrace and garden beyond | Large sitting room with patio doors to the garden | Master bedroom and 2 double bedrooms all with inbuilt storage | Family bathroom | Separate shower room | Utility Room | Linked garage with internal access

OUTSIDE

Generous garden with mature planting, water feature and a patio for al fresco dining | Off road parking for at least 3 vehicles | Additional detached garage used for storage

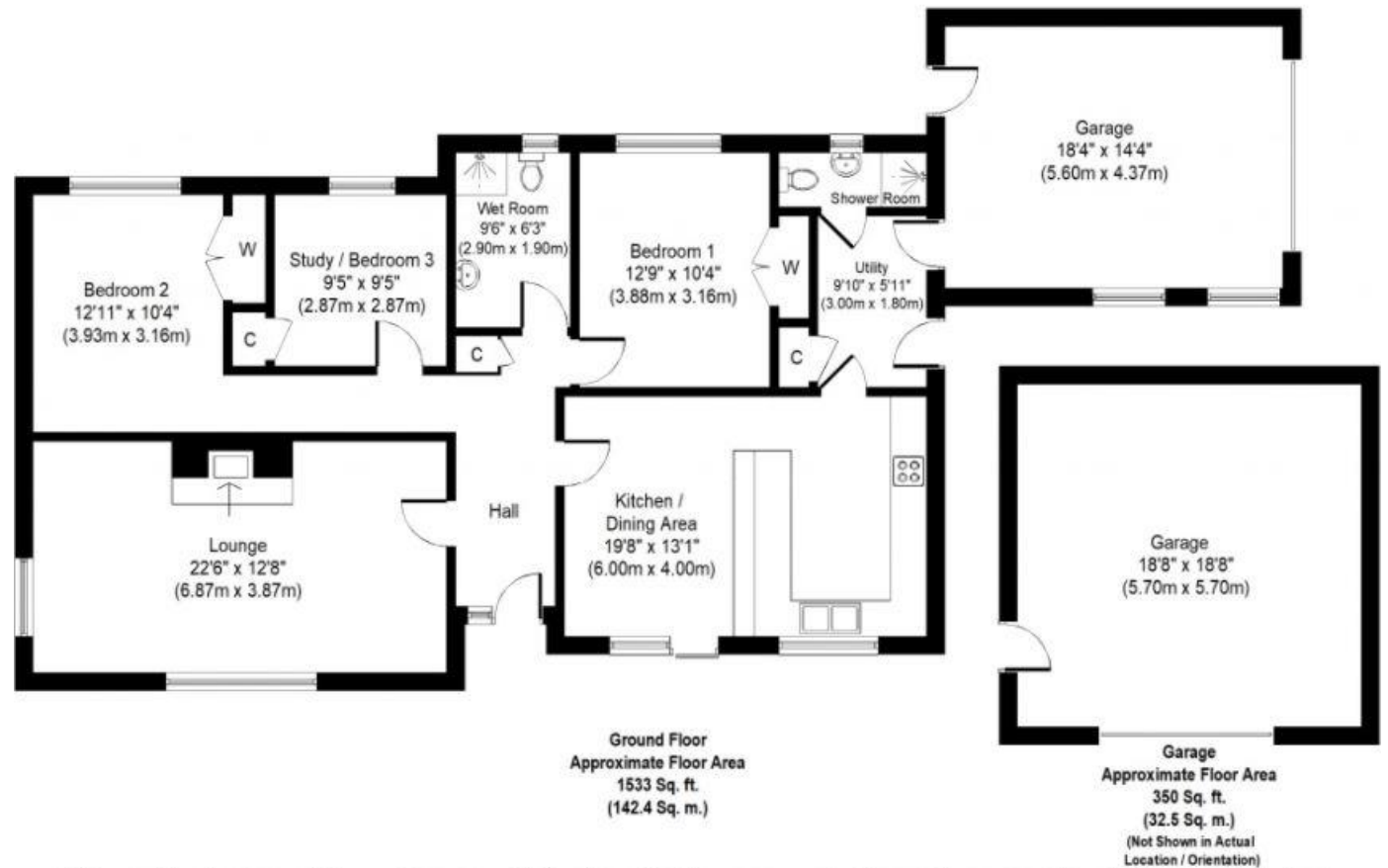
SERVICES

Mains water and electricity | Septic Tank in Front Garden | Oil fired Rayburn that provides heating and hot water with immersion back up | Solar panels.

LOCATION

The picturesque village of St Minver is just a short drive from the North Cornwall coast. The area is best known for its mild climate and outdoor leisure facilities, including sailing, surfing, golf and wonderful walking country over coastal and inland routes. St Minver village enjoys a bustling 18th Century pub, Post Office and the impressive church of St Menefreda. Most every-day shopping requirements can be met locally in nearby Rock which has two delicatessens, a bakery, fish monger, butcher and grocery shops. Wadebridge, with its extensive town amenities, is only four miles distant. Locally, there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock and Restaurant Nathan Outlaw in Port Isaac. Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow can be easily accessed using the ferry and water taxi.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.