



Rear Elevation



HENDRA PRAZEY ST DENNIS PL26 8DZ

VERSATILE AND SPACIOUS DORMER BUNGALOW

This unique dormer bungalow has versatile appeal and we highly recommend viewing to appreciate the layout, size and immense potential of this fabulous property. Don't take our word for it ... book a viewing!

In brief the property comprises: Entrance Porch, Hall, Lounge, Kitchen/Dinning Room, Snug, Sun Room, Bathroom and Downstairs Bedroom. To the first floor there are a further 2 Bedrooms with the potential to sub-divide to increase the number of or adapted to provide a first floor suite for an older child or other family member.

The property also benefits from a garage with inspection pit, generous parking, external seating and cooking areas and decked access to an impressive sun room.

VIEWING HIGHLY RECOMMENDED

Key Features

Versatile Design
Dormer Bungalow

Lounge PLUS
Kitchen/Diner

Snug PLUS
Sun Room

Non-Estate Village
Location

Generous Plot and
Property

Gardens Front & Rear

Driveway PLUS Garage

About The Property and Location

This property is so versatile it would suit a couple, a family or multi-family living. Whether you are looking for a spacious and light lounge or a cosy snug, a kitchen/diner perfect for entertaining and family gatherings or a sun room that leads seamlessly to the garden seating area, this property really does offer so much and we highly recommend taking a look for yourself. Oh, did we mention that there are also gardens front and rear, driveway parking, additional parking, a garage with an inspection pit for that budding mechanic and an upstairs that could work as family bedrooms, a teenagers escape area, superb area for that young adult, or with a little adaptation a first floor suite.

Hendra Prazey is a small hamlet on the outskirts of St Dennis, a thriving village offering a good range of amenities including school, church, convenience store, chemist, hairdressers and public house. The village is on a bus route for both the north and south coast, ideal for the beaches and town of Newquay on the north coast and on the south coast the picturesque village of Mevagissey, the historic port of Charlestown, the Lost Gardens of Heligan and the world-famous Eden Project. The market town of St Austell is approximately 7 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

7' 10" x 6' 11" (2.4m x 2.1m)

A good side porch and entrance to the property of uPVC double glazed construction. Wood flooring. Exposed stone wall. uPVC double glazed door and side panel into:

Hallway

Deceptively spacious on first appearance, the hall gives access to the lounge and kitchen/dining room with double cloaks cupboard and then L-shapes into a generous area, with stairs to the first floor, seating area and full-height storage cupboard with feature vaulted ceiling and exposed beam. Two central heating radiators. Doors to snug, downstairs bedroom and bathroom.

Lounge

15' 1" x 14' 1" (4.6m x 4.3m)

uPVC double glazed windows to the front and side providing generous natural light. Cornish stone fireplace with complementary hearth and wood mantel with space for a wood burner effect electric fire and feature wood storage areas. Central heating radiator. Ceiling and wall lights. Part glazed oak door.

Kitchen/Dining Area

20' 4" x 13' 1" (6.2m x 4.0m) max

A superb entertaining space, again with good natural light provided by three uPVC double glazed windows to front and side elevations. Range of country cream

kitchen wall and base units with under unit lighting and wood effect worktops incorporating a stainless steel sink. The kitchen extends into the dining area with a range of base units with worktop over and also a built-in fridge/freezer, open shelving and built-in pantry cupboard. These units complementing those in the kitchen. Space for cooker with stainless steel canopy over, space and plumbing for washing machine and dishwasher. Central heating radiator. Fireplace incorporating a wood burner effect electric fire, giving the room a very homely feel. uPVC double glazed door to:

Boot Room

9' 10" x 5' 3" (3.0m x 1.6m)

Traditional construction with uPVC double glazed windows to the top half. uPVC double glazed door to the garden. Built-in shoe storage. Tiled floor.

Bathroom

9' 6" x 9' 2" (2.9m x 2.8m)

A generous size as originally two rooms, the suite comprises of a bath with tiled surround and hair wash shower, pedestal wash-hand basin and low level WC. Shower cubicle with folding glazed doors. Heated towel rail. Tiled floor. Oak door.

Snug

11' 6" x 11' 6" (3.5m x 3.5m)

An appealing room with oak door which could equally be used as an office or further bedroom. Built in cupboard with storage over. Central heating radiator. Large opening into:

Sunroom

19' 0" x 9' 10" (5.8m x 3.0m)

An impressive and generous room with dwarf walls and uPVC double glazing with glazed roof. Decked flooring with inset floor lights. uPVC double glazed bi-fold doors opening into the garden.

Bedroom

12' 6" x 11' 6" (3.8m x 3.5m)

uPVC double glazed window to the front elevation. Central heating radiator. Built-in wardrobe with cupboard over. Oak door.

First Floor

Stairs from the seating area in the hall with oak balustrade lead to a gallery landing with seating/library area with velux roof light. Oak doors to two bedrooms. The size of this upstairs area offers potential including dividing the larger room into 2 bedrooms or the installation of an upstairs bathroom to create a first floor suite.

Bedroom

22' 8" x 12' 2" (6.9m x 3.7m)

Two velux roof lights. Central heating radiator. Built-in storage cupboard. Eaves storage. Oak door.

Bedroom

12' 2" x 10' 6" (3.7m x 3.2m)

Velux roof light. Central heating radiator. Eaves storage. Oak door.



Entrance Porch



Lounge



Dining Area



Kitchen/Diner



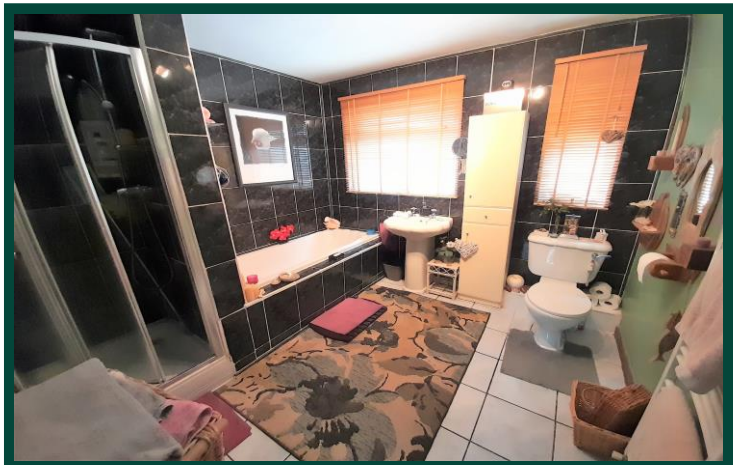
Snug



Sunroom



Downstairs Bedroom



Bathroom

Exterior

The property benefits from gardens to both the front and rear. To the front are established trees with a secluded seating area, lawn and pond. Steps from the driveway lead to the front entrance. To the rear, the garden is again approached via the drive. Through double gates, there is a good size open space for parking/turning with a decked seating area giving access to the sunroom. Two outdoor entertaining/eating areas with BBQs and a tucked away fairy garden with lawn and established shrubs approached via natural paved steps which extend into a raised border with shrubs and flowers. You're still reading about the fairies and wondering whether we saw one ... that would be telling! In general the rear garden is a generous space which could be adapted and used in a variety of ways with the oil tank in a tucked away position.



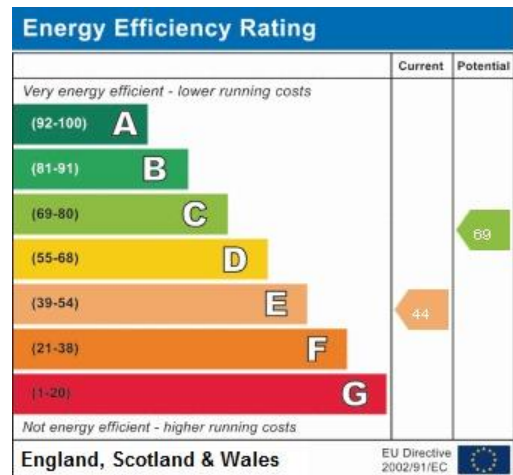
Decked Seating Area from Sun Room



Generous Adaptable Garden Space

Garage and Parking

There is driveway parking which leads to a double gate where there is additional generous parking/turning and access to the garage. The garage benefits from a roller door with windows to the side and rear. There is an inspection pit and a fixed beam which has previously been used for mounting an engine hoist. Power and light.



Additional Information

EPC 'E'

Council Tax Band 'C'

Services – Oil Central Heating

What 3 words - ///hillsides.brisk.options

Property Age – 1969

Tenure – Freehold

Directions

From our offices on Duke Street, turn right onto South Street. Continue to the double roundabout, turning right onto A390. Turn right onto Edgcumbe Road (A3058). Continue for approximately 3 miles then turn right signposted St Dennis. On entering the village travel down the hill and just on the right-hand bend turn left. The property can be found on the right-hand side.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.



Generous Hallway with Seating



Stairs with Gallery to First Floor



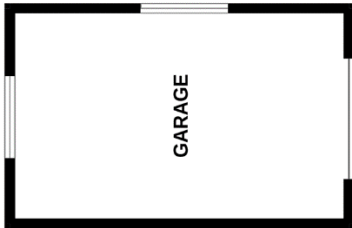
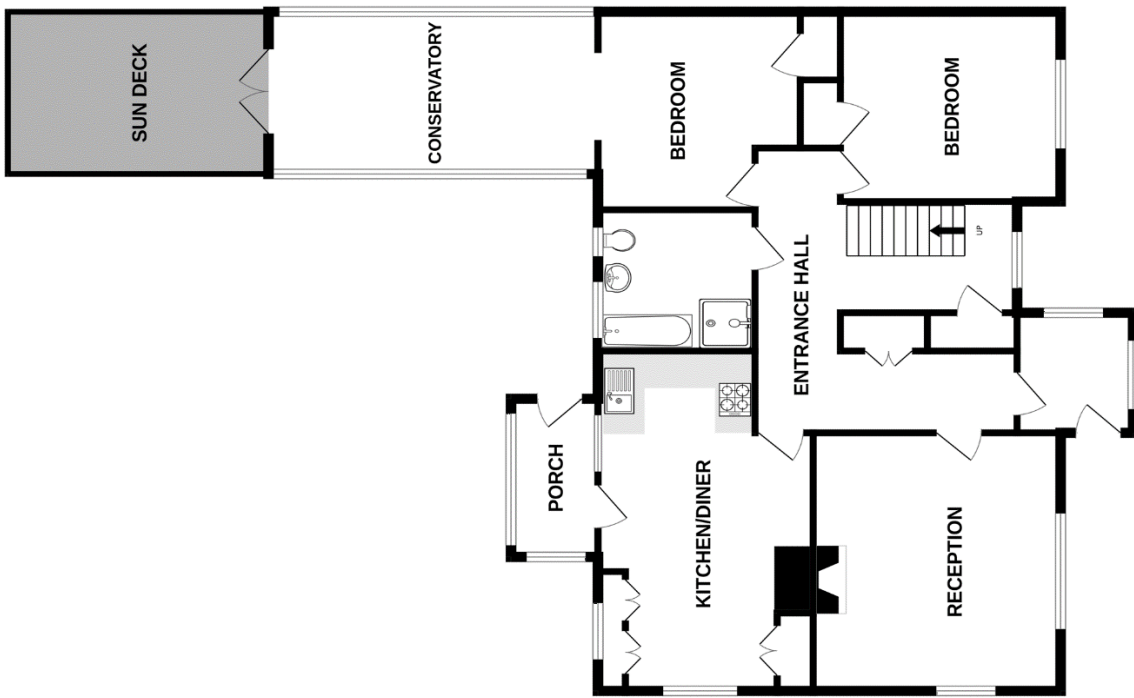
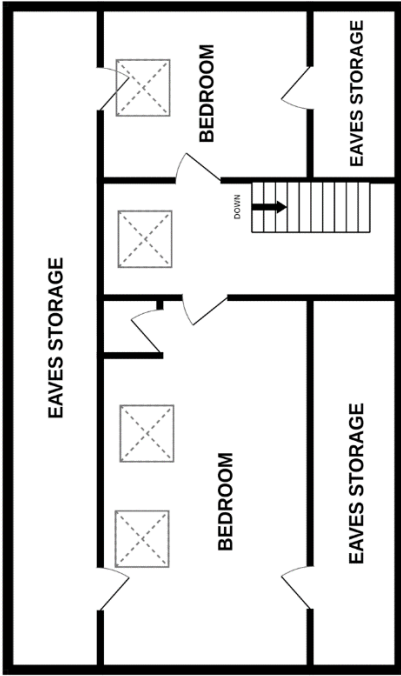
Part of the Generous First Floor Bedroom



First Floor Bedroom



Impressive Sun Room



Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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