



Barton Meadow, Pelynt

**Jefferys** ESTABLISHED 1865

## 8 Barton Meadow

Pelynt

Looe

PL13 2LW

Guide Price; £350,000

A well presented, detached, 3 bedroom bungalow  
Quiet cul-de-sac close to amenities  
South facing enclosed rear garden with pleasant views  
Photovoltaics (Solar) providing domestic electricity and tax free income  
Energy efficient, EPC rated B  
Central heating and modern uPVC double glazed windows  
Pretty, mature gardens  
Attached garage and off road parking  
Popular rural village, close to the Cornish coast  
For sale with no onward chain

This property lies in the heart of the village of Pelynt just 4 miles from Looe and Polperro on the south coast. The beautiful harbour town of Fowey is also only 7 miles away via the Bodinnick Ferry. The area is rich with opportunities to enjoy sea views and secluded beaches on the National Trust coastline and woodland adventures along river creeks. The impressive scenery of Bodmin Moor is within easy reach by car.

Liskeard and Bodmin Parkway mainline railway stations are only 12 miles away connecting to the West, Plymouth and to London (Paddington). There are regular public bus services to villages and towns throughout the area and to the cities of Truro and Plymouth.

Pelynt has an active community with a good range of amenities including a Doctors' surgery, Primary School, Social Club, Village Hall, Pub, Garage, a Church and a Chapel. There are 3 shops, one with a Post Office, a butcher's counter in the second and the third selling craft items and garden plants.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-**

### ENTRANCE HALL

uPVC front door and double glazed side panel, radiator, three cloak cupboards, access to the roof space area.

Doors from the Hall lead to:-

### CLOAKROOM/WC

uPVC double glazed window to the front, suite comprising, low level wc, wash hand basin with vanity unit under, partly tiled walls.

### KITCHEN/DINING ROOM 12'10" x 11'10" (3.92m x 3.61m)

uPVC double glazed window to the front, kitchen units comprising working surfaces with cupboards under, stainless steel sink unit, built under electric double oven, ceramic hob, plumbing for dish washer, space under for fridge, pantry cupboard, extractor hood with external ducting, radiator.

### LOUNGE 21'7" x 11'11" (6.58 x 3.64m)

uPVC double glazed window to the rear, uPVC double glazed French Doors to the rear, inset wood burning stove two radiators, central heating room stat.

### BEDROOM ONE 11'11" x 11'10" (3.64m x 3.62m)

uPVC double glazed window to the rear, radiator, two sets of built in wardrobes. The bedroom overlooks the rear garden and has pleasant village views.

### BEDROOM TWO 11'10" x 11'10" (3.62m x 3.62m)

uPVC double glazed window to the front, radiator, built in wardrobe.

### BEDROOM THREE 11'11" x 7'5" (3.64m x 2.27m)

uPVC double glazed window to the rear with outlook over the garden, radiator.

### SHOWER ROOM

uPVC double glazed window to the front, suite comprising shower cubicle, wash hand basin with vanity unit, extractor fan ducted to the outside tiled walls, radiator.

From the Kitchen:-

### SIDE HALL

uPVC double glazed door to the front, tiled floor.

### CLOAKROOM/WC



uPVC double glazed window to the side, suite comprising, low level wc, wash hand basin with vanity unit under, tiled floor.

#### **UTILITY ROOM 12'4" x 7'11" (3.75m x 2.42m)**

uPVC double glazed window to the rear, uPVC panel and double glazed door to the rear, units comprising working surfaces with cupboards under, stainless steel sink unit, , plumbing for washing machine, Efficient Oil-fired Worcester Bosch combi boiler, installed October 2021 to heat water and radiators throughout.

#### **OUTSIDE**

Concrete pathways to the front, sides and rear. Concrete driveway. Lawn and shrub garden to the front with various mature shrubs providing privacy and a pleasant outlook. To the rear, from the Lounge and Utility, doors lead to the well presented lawn and shrub gardens. There are two greenhouses with the oil storage tank located on the side in a tucked away position.

#### **GARAGE 16'1" x 8'11" (4.91m x 2.72m)**

Window to the side, electric up and over door, electric meters and consumer unit with inverter for the photovoltaics.

#### **SERVICES**

Mains water, electricity and drainage.

Oil fired central heating.

3.84 KW solar array installed in 2012 with FIT for 25 years.

Current annual income is around £2,500 tax free

**COUNCIL TAX** - Band: D

**EPC RATING** Band: 'B'

#### **VIEWING**

Strictly by prior appointment with the vendors agents – Jefferys  
Tel: 01579-342400

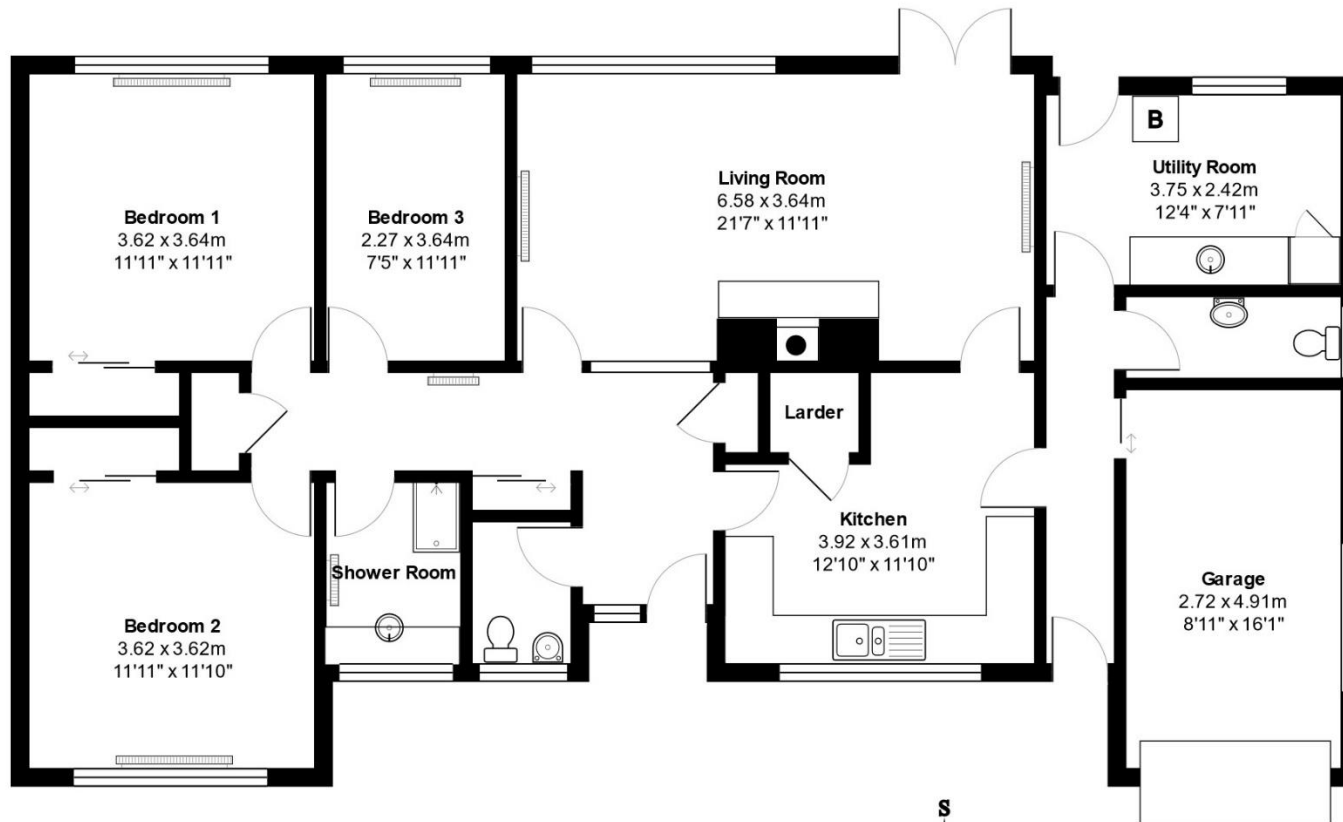
#### **TENURE**

The property is Freehold and will be sold with vacant possession upon completion.

#### **DIRECTIONS**

At Dobwalls Roundabout Continue to the village of Pelynt and proceed just past the village hall taking the left-hand turn into Barton Meadow. Turn right and the property is on your right hand side.





8, Barton Meadow, Pelynt

Total Area: 130.9 m<sup>2</sup> ... 1409 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**St Austell**  
 18 Duke St, St Austell  
 PL25 5PH  
 01726 73483  
 staustell@jefferys.uk.com

**Lostwithiel**  
 5 Fore St, Lostwithiel  
 PL22 0BP  
 01208 872245  
 lostwithiel@jefferys.uk.com

**Liskeard**  
 17 Dean St, Liskeard  
 PL14 4AB  
 01579 342400  
 liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

[www.jefferys.uk.com](http://www.jefferys.uk.com)

