



Mor-Ray,
Row Hill, St Breward

LODGE & THOMAS
ESTABLISHED 1892

Mor-Ray,

Row Hill, St Breward, Bodmin, PL30 4LP

Guide Price - £250,000 Freehold

A detached bungalow set in an elevated position with wonderful, far reaching rural views together with a stone barn with lapsed planning, gardens and grounds of 1.63 acres (approx.). Woolaway construction – available to cash buyers only. Sold with vacant possession and no onward chain.

- Detached bungalow
- Barn with potential (subject to planning)
- Double garage
- 1.63 acres approx.
- Far reaching views
- Sold with no chain
- Cash buyers only

The Property

Mor-Ray is a detached bungalow set on the edge of St Breward village with lovely, far reaching rural views together with two garages, gardens, parking and a field enclosure within which is a stone barn with lapsed planning consent for conversion into a three bedroom dwelling. The grounds extend to 1.63 acres or thereabouts in all.

The property is of Woolaway construction and is therefore deemed unsuitable for mortgage lending purposes and is likely to be considered most suitable for demolition and replacement with a larger dwelling (subject to consent).



The accommodation comprises; entrance porch and hall, sitting room, kitchen, boot room/side porch, shower room, separate w.c. and three double bedrooms. Attached to the bungalow are two garages and alongside is parking for several vehicles.

There are level lawns to the front and rear, from the rear there are wonderful far reaching views and beyond the lawn is a field enclosure. The field has become very overgrown but could be brought back to a grazing paddock.

Within the paddock is a stone barn/former piggery and this has lapsed planning consent (PA15/00592) for the "change of use and extension of barn to a single dwelling" to offer three bedroom single storey accommodation. There is a vehicular access to the barn through the gardens of Mor-Ray and also separately, over land in third party ownership.

Agent's Note

Within the field enclosure (and within close proximity of the barn and the bungalow) is a large, mature area of untreated Japanese knotweed.





Approximate Area = 947 sq ft / 87.9 sq m

Garage = 486 sq ft / 45.1 sq m

Total = 1433 sq ft / 133.1 sq m

For identification only - Not to scale

EPC E Council Tax Band B

Services

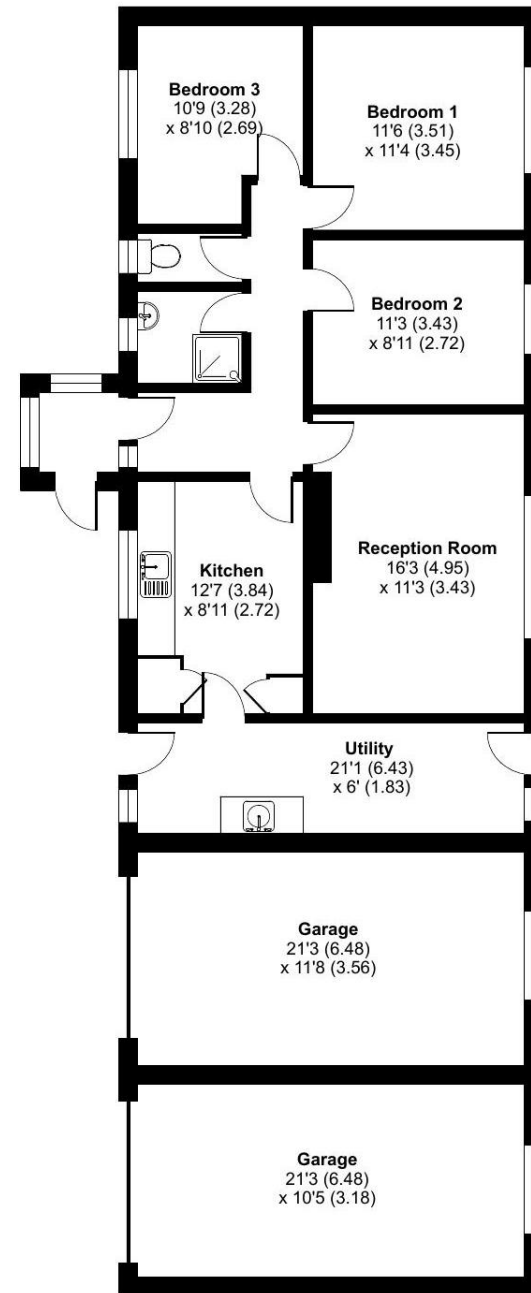
Mains water and electricity. Oil fired central heating. Suspected private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. There are no public rights of way crossing over the grounds at Mor-Ray, though a public footpath does border the length of the western boundary (outside the boundary).

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



GROUND FLOOR

Location

St Breward is a quiet community on the very edge of Bodmin Moor, ideal for the outdoor enthusiast as access to the Moors with their scenery and famous Tors are within close proximity. The village offers every day amenities including a primary school, convenience store, doctor's surgery, parish church, social club and public house whilst the historic town of Bodmin (approximately 8 miles distant) boasts a wider range of commercial, retail and schooling facilities as well as a mainline railway link to London (Paddington).

Viewing

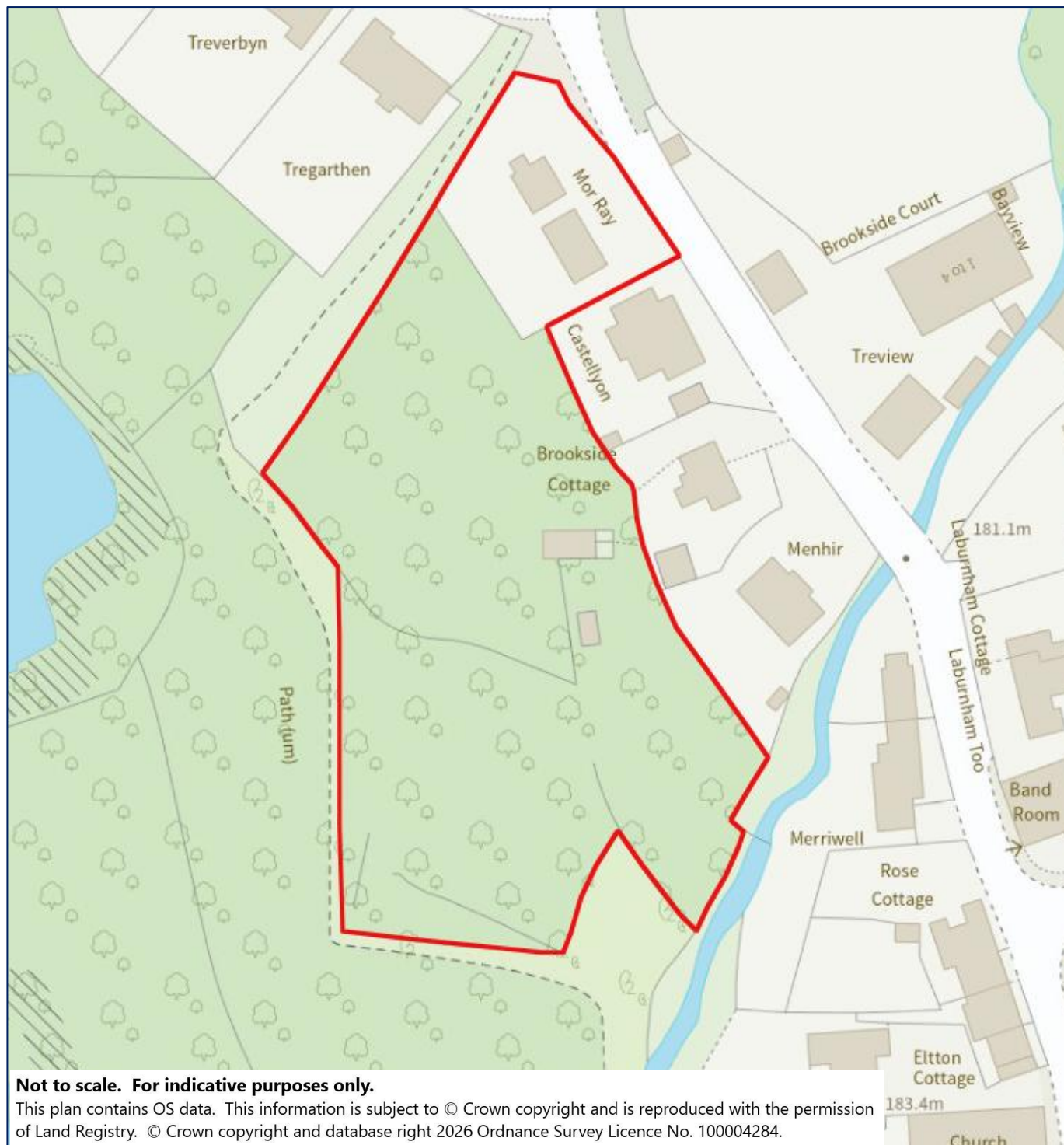
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

Proceeding eastbound on the A30 past Bodmin take the exit slip-road signposted Helland and Bodmin (A389) and turn right at the almost immediate T-junction signposted Helland. Follow this road without deviation into and through Tresarrett, and then turn right signposted Camelford and St Breward shortly after crossing the bridge. Follow this road for a little over a mile, turning right at the T-junction and then almost immediately left at the grass triangle. Follow this road for almost a mile before the entrance to Mor-Ray will be found on the left hand side as you approach the brow of the hill, identified by a Lodge & Thomas for sale board.

what3words///rejoiced.terms.darting





APPROXIMATE BOUNDARIES
FOR IDENTIFICATION ONLY

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