



ATTRACTIVE COUNTRY HOME NEAR VILLAGE

The property has been home to a loving family of three generations and was filled with many happy memories, it is now ready for a new family to make it their own.

Whilst it needs upgrading, it presents a wonderful opportunity to create a welcoming space for modern day living.

There is some 2,266 sq. ft of accommodation providing for a single-family unit to spread out and enjoy the four reception areas or to adapt it to incorporate an independent living area for an extended member of the family.

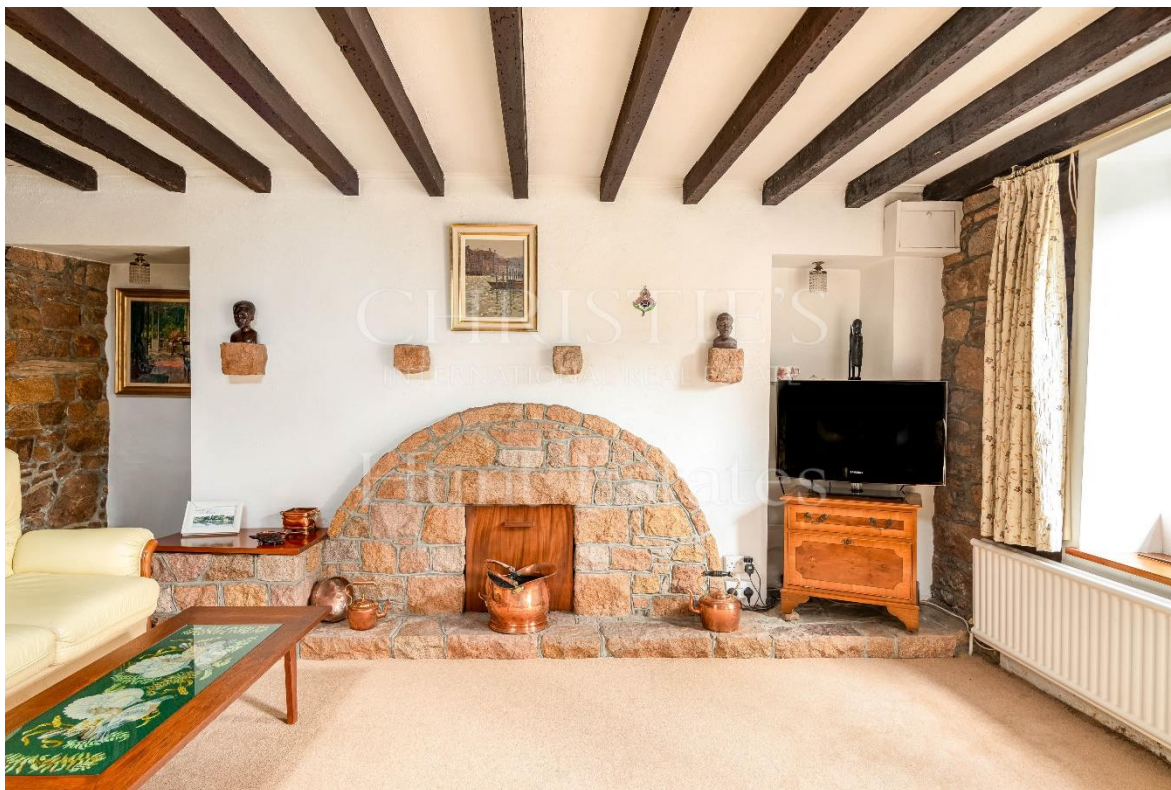
Comprising: entrance hall, 26.5 ft sitting room with feature granite wall, fireplace and doors leading to the garden, separate dining room, extra 16ft reception room with a wall of fitted units, conservatory, kitchen with space for a 4–6-seater table, utility room and shower room with WC.

The first floor offers 3 double bedrooms a family bathroom and a separate WC. It may be possible to create an en suite to the main bedroom, subject to professional advice. Also, to mention there is the loft space great, for extra storage.







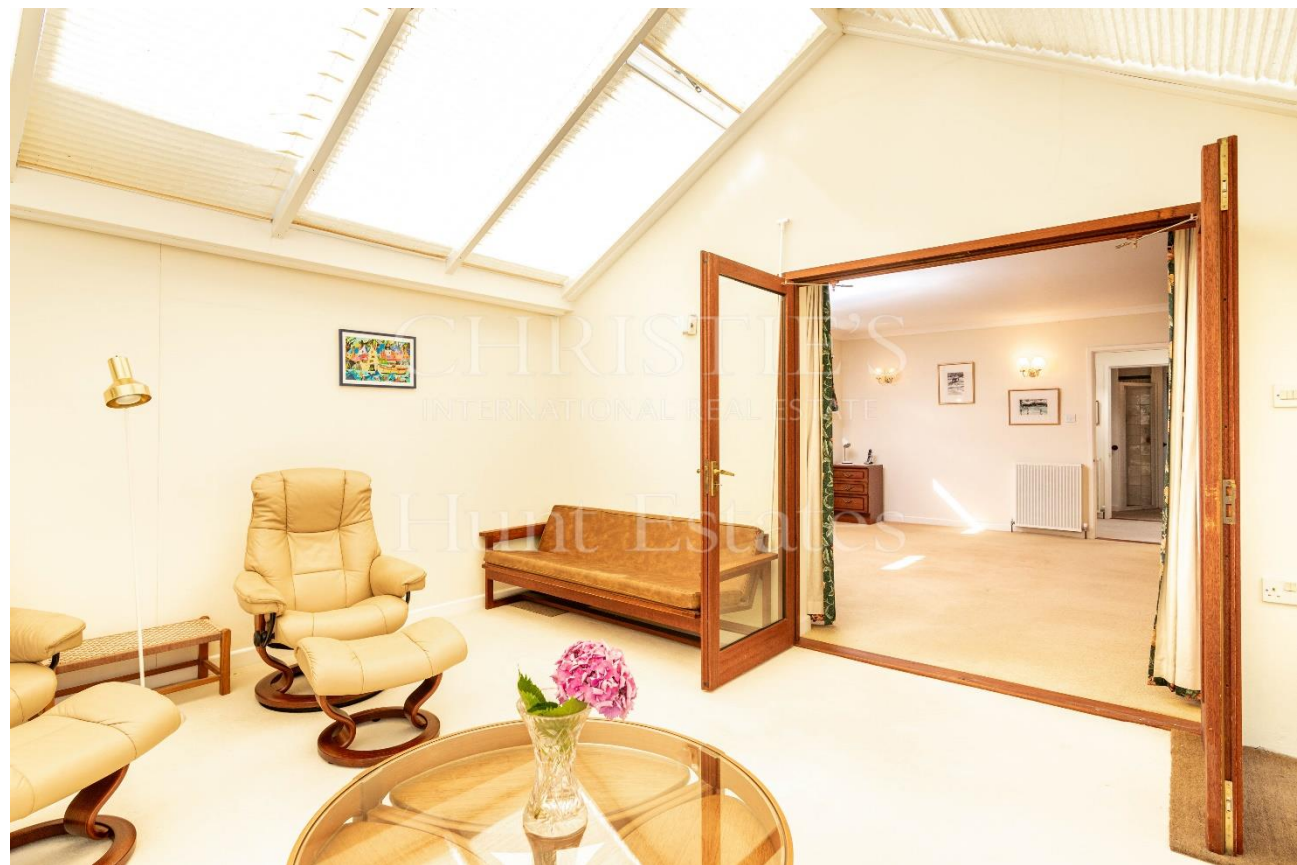




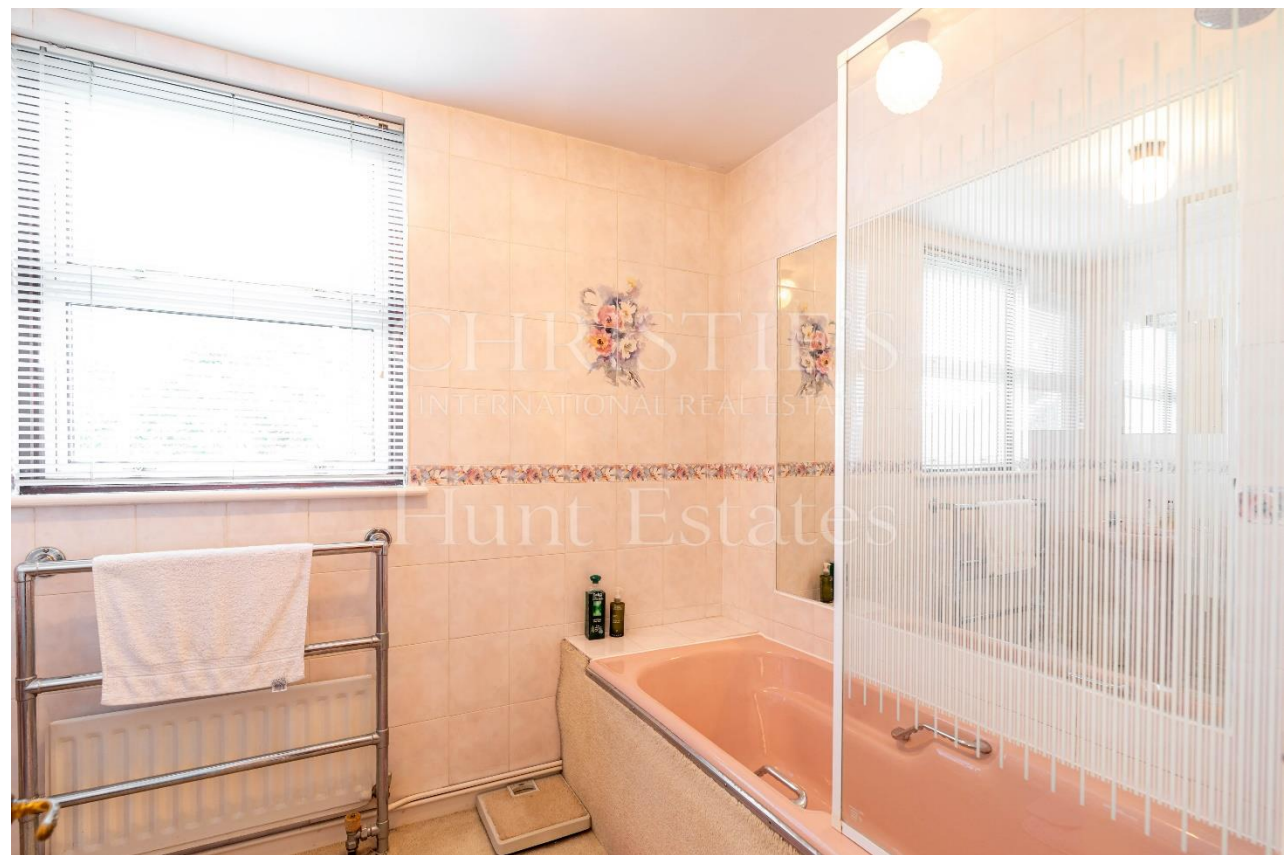






















Externally, there is a South facing patio with space for table, chairs, and BBQ, a lawned garden with mature shrubs and plants which is a manageable size and provides a good degree of privacy. There is a pathway leading to the rear and side of the garage, where there is a storage shed and ancillary space. There is a separate garden area to the north, bordering the roadside which creates an attractive approach to the house.

It is located in the village of St. John where one can walk to the many amenities and enjoy the buzz of the local community.

On hand, are shops (including grocery store with post office, butcher, artisan sourdough bakery, clothes shop, and hairdresser) cafe, pub with eatery, church, and the parish hall with its many community activities. There is a delightful junior village school and a frequent bus route. Also in the parish is a M&S Food Hall.

One can enjoy the north coast walks, the cove at Bonne Nuit Bay and beautiful country lanes.

Parking is provided in the double garage and driveway parking for 4/5 cars.



FEATURES

- Attractive granite family home
- Three bedrooms
- Two bath/shower rooms and separate WC
- Four reception rooms (one could be used as study/fourth bedroom)
- Possible 2 generation unit
- South facing patio and lawned garden
- Would benefit from modernisation
- Desirable parish of St. John located close to amenities, schools, pubs/eateries, café, and church
- Located on a frequent bus route

INFORMATION

- Mains water and drains
- Oil fired central heating
- Double glazed
- Double garage and parking for 4/5 cars
- Parish rates for 2023 were £513
- Freehold and Entitled/Licensed



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GROSS INTERNAL AREA
FLOOR 1: 1507 sq. ft, FLOOR 2: 759 sq. ft
TOTAL: 2266 sq. ft

EXCLUDED AREAS: GARAGE: 237 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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