Gwel Teg St. Cyriac

BODMIN

- **NO ONWARD CHAIN**
- **LUXURY BESPOKE PROPERTY**
- **OPEN PLAN KITCHEN/DINER**
- **LARGE LIVING ROOM**
- **IMPRESSIVE FAMILY BATHROOM**
- **GARAGE PLUS OFF ROAD PARKING FOR MULTIPLE VEHICLES**
- **BEAUTIFUL RURAL VIEWS**
- **FOUR WELL PROPORTIONED BEDROOMS**
- **IMPRESSIVE VAULTED HALLWAY**
- **PLEASE SCAN THE QR CODE OF MATERIAL INFORMATION**

Location

A stunning four bedroom house with an A rating EPC, and very spacious accommodation including hall way with vaulted ceiling and oak staircase, extensively fitted kitchen with NEFF appliances and bi-folding doors, lovely south facing garden and garage.

SUMMARY
A stunning bespoke and super energy efficient four bedroom detached house built to an exacting standard with some very impressive features with vast vaulted entrance hall and set in a level south facing garden with extensive rural views, and located in quiet cul du sac location on the edge of this popular village, convenient for Bodmin, St Austell, and the beautiful south Cornish coast.

PROPERTY
This is a bespoke house built to a very high standard throughout complying with the very latest building regulations that came in mid 2022, with CAT 6 to all rooms, solid oak wood doors, Carlisle brass door furniture, with an impressive vaulted entrance hall with feature light fittings and large windows and oak stair case with glass balustrades extensively fitted kitchen/diner with many built in appliances, island, bi-folding doors to garden and patio with porcelain tiles, spacious living room with media wall, snug/study, utility room, cloakroom, integral garage and on the first floor main bedroom ensuite, three further double bedrooms and a superb fully tiled family bathroom which is of very generous proportions and the accommodation benefits from fans and silent continuous running to circulate fresh air.
There is under floor heating to all ground floor rooms and to the first floor bathrooms, an air source heat pump, solar panelling and all run with a 'heat Miser' heating system controlled by a smart phone app and with high insulative qualities keep this a very economical home to run.
This individual new home benefits from a 'Build Zone' ten year warranty.

LOCATION
The property is called Gwel Teg, Cornish for Great views, and indeed it does, from the rear overlooking rolling countryside and the greening clay hills, and is set in a small close on the outskirts on the fringes of this popular village of Luxulyan, a beautiful small village on the foot of Bodmin moor with a range of local facilities including village shop, primary school, public house the Kings Arms and with a branch line station on the Newquay Par line. The village has many nearby beautiful walks and is also very convenient for The Eden project, Par Beach and the coastal town of Fowey and Bodmin Moor. St Austell is 6 miles away and Bodmin is about 7 miles away, both with an extensive range of retail, businesses, schooling and supermarkets and both on mainline railway stations.

ACCOMMODATION COMPRISES

FRONT DOOR AND DOUBLE GLAZED SIDE SCREENS glazed s
Opening into:

RECEPTION HALL
A most impressive welcoming vaulted entrance hall with vaulted ceilings, oak open staircase with glass balustrade, illuminated hand rail, feature light fitting, open landing, and the hallway leading into kitchen/diner, utility room and the:

LIVING ROOM
22'0" x 15'10"
Spacious living room with media wall, four wall lights, inset spot lights double glazed windows overlooking rear garden, double internal sliding door leading to:

KITCHEN/DINER
28'0" x 12'9"
An impressive luxuriously appointed kitchen with an extensive range units with Island with fitted NEFF appliances including induction hob and down draft extractor fan, range of draws, wine cooler, pan draws, Double glazed window to front, Blanco one and a half bowl stainless steel sink unit with Reginox mixer taps with instant hot water, and filtered water taps built in eye level oven, microwave, warming drawers, built in dishwasher, fridge and freezer, quartz worktops, feature lights over island, Dining area with inset spot light large Bi-folding doors on to the large outside terrace with Porcelain tiling.

SNUG/STUDY
9'3" x 9'0"
Approached from the Living room with a double glazed window to rear the elevation,

UTILITY ROOM
11'8" x 10'5"
With range of units Blanco one and a half stainless steel sink unit with space below with plumbing for a washing machine, double glazed window to the front elevation, ideal dog/boot room, door to integral garage and:

CLOAKROOM
5'4" x 4'5"
With vanity unit with inset wash basin and draw below, low level WC with concealed cistern , tiled walls and large wall mounted mirror.

INTREGRAL GARAGE
18'3" x 9'5"
Electric shutter door, glazed pedestrian door to side, screed floor, rear wall with boiler, water pressure system inverter box space and wiring for battery storage facility.

LANDING
An impressive landing with glass balustrade and great views down to the hall and through the large expense of glass, LED coving lighting, two loft accesses, airing cupboard.

MAIN BEDROOM
13'2" x 11'9"
Double glazed window to rear elevation with far reaching rural views, panelled radiator, inset spotlights and door to:

ENSUITE
7'6" x 3'6"
Fully tiled walls and floor, shower cubicle with rain head shower, low level WC with concealed cistern, wash basin inset into vanity unit, obscure double glazed window to the side elevation.

BEDROOM TWO
13'2" x 12'0"
Double glazed window to the front elevation, panelled radiator, inset spot lights.

BEDROOM THREE
11'9" x 10'11"
Double glazed window to the rear elevation with far reaching rural views, panelled radiator, inset spot lights.

BEDROOM FOUR
11'8" x 10'8"
Double glazed window to the rear elevation with rural views, panelled radiator, inset spotlights.

BATHROOM
15'5" x 10'7"
A most impressive fully tiled family bathroom with large shower area with screen and recessed tiled shelves, free standing bath with Hangrohe fittings with mixer taps and shower attachments, low level WC with concealed cistern, large wash basin inset into vanity unit and above is a large wall mounted mirror, two heated towel rails, two obscure double glazed windows to front and side, inset spot lights.

OUTSIDE
The property is approached via an entrance gate leading to a large tarmac drive providing parking for numerous cars, wall mounted water tap and path leading to the level and enclosed south facing rear garden, with large terrace area ideal for Alfresco dining, and lawn area, air sauce heat/ exchange unit, lovely views overlooking the countryside, outside taps, and outdoor electric points.

SERVICES
Mains water, electricity, gas. outdoor air source heat pump unit, solar panelling.
Drainage is via private sewage treatment unit.
Council tax band to be confirmed.

AGENTS NOTE
This property has been carefully planned and designed by the builder and below is a list of notable features:
Under floor heating to all ground floor rooms, PIR lights inside and out, Cedral cladding and self cleaning silicone render all for low maintenance, solar panels, flushed casement windows.

MATERIAL INFORMATION
Verified Material Information
Council tax band: E
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Sewerage treatment plant
Heating: None
Heating features: Underfloor heating, Air source heat pump, and Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Good, Three - OK, EE - OK
Parking: Garage, Allocated, Driveway, Off Street, On Street, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Ramped access, Wide doorways, and Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: A
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Ground Floor **First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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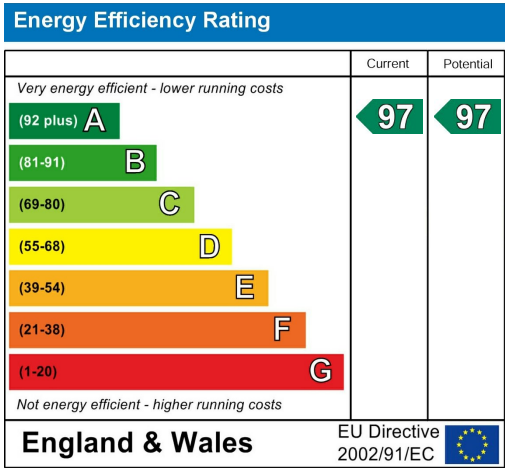

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