



£825,000 Guide Price

Station Hill Lelant

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- EPC C - FREEHOLD - COUNCIL TAX BAND E
- STYLISH, EXTENDED, PRIVATE & SECLUDED HOME - WONDERFUL VILLAGE LOCATION
- 3 DOUBLE BEDROOM DETACHED BUNGALOW
- FABULOUS VAULTED, OAK & GLASS EXTENSION WITH LOG BURNER
- CONTEMPORARY KITCHEN & NEW UTILITY ROOM
- DINING ROOM & SEPARATE LIVING ROOM OPENING ONTO BEAUTIFUL LEVEL GARDENS
- MASTER BEDROOM WITH ELEGANT NEW EN SUITE SHOWER ROOM.
- 2 DOUBLE BEDROOMS. NEW FAMILY BATHROOM
- STUNNING GARDEN WITH SUB TROPICAL & CURATED PLANTING
- GARDEN SHED/STORE & GREENHOUSE
- LARGE 2+ CAR GARAGE WITH INSPECTION PIT & AMPLE PARKING
- GAS CENTRAL HEATING, LOG BURNER & MULTI FUEL BURNER

Main Particulars

This stylish, extended, and vastly improved 3 bedroom detached bungalow really does have to be seen to appreciate all it has to offer. The current owners added an oak garden room 5 years ago that has transformed both the appearance and the way they live in their home. With the addition of a great utility, and a ensuite bathroom, Velux roof lights, and lots of patio doors - this secluded, private, light-filled home - is an utter joy to bring to the market.

The accommodation consists of a living room, dining room, 2-year-old kitchen opening into the stunning garden room, utility, 3 double bedrooms - the master has an ensuite - and a family bathroom.

The bungalow sits in its well-loved level garden with patios, a lawn, carefully planted borders, and sub-tropical plants in their own microclimate and with St Annes Wood in front of the property, the changing seasons bring views of the estuary - which is just a short walk away. There is ample parking on the enclosed courtyard drive and a large (2 car+) garage with an inspection pit.

THE ACCOMODATION

Approached through a pair of full-height wooden gates that open onto the ample courtyard drive, which is large enough for plenty of vehicles, Chy an Gwehan is in a private tucked away location behind an evergreen hedge. Steps and a path, with slate mulch and sleeper edging, take you from the drive to the paved patio area and covered porch at the front of the bungalow.

An attractive timber door with an opaque glazed panel opens into the light and airy

ENTRANCE HALL

A newly installed Velux roof light lets in lots of natural light. 4 Steps up to the inner hallway. Ceramic tiled floor.

Arch to

DINING ROOM 4.27m x 3.18m (14' x 10'4")

Large sliding wood double-glazed patio doors look out to the front aspect and take in the beautiful garden and lots of light. A large arch with a glazed panel to the inner hallway. High ceiling. Carpet. Radiator,

Arch to

KITCHEN 3.64m x 3.16m (11'9" x 10'3")

The tastefully designed contemporary kitchen was installed approximately 2 years ago and looks into the stunning oak garden room. Fitted with a range of units with linear wood drawer and cupboard fronts and white wall-mounted cupboards and worktops, there is an integral Neff electric oven with a ceramic induction hob and extract over, deep pan drawers, an inset composite sink, a larder cupboard and space and plumbing for a dishwasher. White metro tiled splashback. Smoke alarm. Downlighters. Feature contemporary radiator. Wood laminate floor.

UTILITY 3.11m x 2.24 (10'2" x 7'3")

Tall upvc double glazed window to the front aspect - with a garden view. Upvc door with double-glazed panel out to the side of the property. Velux roof light. Worktop with stainless steel bowl and a half sink, storage cupboards under, space and plumbing for a washing machine, and space for a bin. Ample room for a large fridge and freezer. Downlighters. Smoke Alarm. Ceramic tiled floor with underfloor heating and wall-mounted temperature control. Consumer unit.

GARDEN ROOM 4.76m x 3.8m (15'6" x 12'6")

A recent and wonderful addition, this block, oak, and glass extension has transformed the property's appearance and how the owners use it - the kitchen has been opened into this very lovely, vaulted light living space. There are double-glazed windows on three sides - a section of raised windows fit into the oak beautifully - and large sliding double-glazed patio doors out to the patio and front garden. A Velux roof light lets in even more light. There is a wood burner on a slate hearth and a feature contemporary radiator.

This room really does need to be seen, as any written description just doesn't do it enough justice, it is rightfully the new heart of the home.

From the entrance hall, there is a glazed wood door into

LIVING ROOM 4.97m x 4.47m (16'3" x 14'6")

Large wood double-glazed window to the front aspect - out to the front garden. Upvc double-glazed sliding patio doors to the side aspect and the gorgeous sub-tropical garden. Fireplace with multi-fuel burner on a marble hearth with built-in shelves to either side. Wall-mounted lights. Carpet. Electric wall-mounted radiator.

From the entrance hall 4 steps up to the

INNER HALLWAY

Access to the loft space with light connected. Downlighters. Smoke Alarm. Radiator. Doors to

BEDROOM 1 4.25m x 4m (13'9" x 13'1")

Powder-coated aluminium double-glazed sliding doors to the side aspect - out to the sub-tropical area patio, a lovely spot. Upvc double-glazed window to the rear aspect. Large built-in wardrobe with shelves and hanging rail. Carpet. Radiator.

BEDROOM 2 2.81m x 2.92m (9'2" x 9'5")

This room would make an ideal home office. Wood double-glazed window to the rear aspect. Built-in wardrobe with hanging rail and shelf. Carpet. Radiator.

AIRING CUPBOARD

Housing 2-year-old Worcester highly efficient mains gas boiler with shelves below for linen.

FAMILY BATHROOM 2.94m x 2.7m (9'6" x 8'8")

Approximately 2 years old and again a very stylish addition. Wood opaque double-glazed window to the rear aspect. Large shower enclosure with glass screens, mains rain head, and hand-held shower attachments. Plunge bath with hand-held shower attachment. Large vanity wash hand basin with storage drawers under and wall-mounted mirror over. Close couple WC. Downlighters. Ceramic tiled floor and walls. Extractor. Stainless steel towel warmer radiator.

BEDROOM 3 (MASTER) 3.64m x 4.0m (11'9" x 13'12")

Large wood double-glazed window to the rear aspect. Built-in wardrobe with hanging rail and shelf. Wall-mounted control for en suite underfloor heating. Carpet. Large radiator.

EN SUITE 2.6m x 2.24m (8'5" x 7'3")

Another very stylish addition! High-level powder-coated aluminium double-glazed window to the side aspect. Velux roof light. Large-level walk-in shower with mains rain head and hand-held shower attachment. Feature vanity with marble bowl basin set on a wood base with a drawer for storage. Close coupled WC. Ceramic tiled floor with under-floor heating. Contemporary towel warmer radiator. Extractor.

OUTSIDE

From the gates at the entrance to the bungalow, there is a large brick-paved courtyard driveway - with ample parking for several cars - there is a beautiful well well-stocked flower border and high mature hedging giving lots of privacy. The driveway gives access to the

GARAGE 6m x 6m (19'6" x 19'6")

A large garage with an electric (roll) garage door, pitched roof, and a concrete floor with an inspection pit. There are windows to the rear and side aspect. Power and light connected (6 power points). A pedestrian door to the side gives access back to the

GARDEN

To the rear of the garage, there is a large garden shed/store, storage area, and an ideal spot for water butts. There is a good sized, well cared for, greenhouse and potting area. A path takes you to the front garden which has a very well-maintained lawn, beautiful flower borders, and a low boundary wall giving views down into St Annes Wood and once the trees have lost their leaves there are estuary views.

The front garden is an oasis of calm and the well-stocked, curated planting works beautifully with the architecture of the house.

The garden to the side has a fantastic sub-tropical feel with palms, bananas, ginger, hostas, and many more fascinating species. There is a patio area with high walls to the boundary - off of one of the bedrooms - to enable you to sit and take in this mature, private, interesting part of the garden. A garden path takes you right around the back of the bungalow, where there are further mature planted beds.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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