



Truro Road

Lanivet

Bodmin

PL30 5HF

Guide Price £375,000

- NO ONWARD CHAIN
- FULL OF CHARACTER
- IMMACULATELY PRESENTED
- THREE DOUBLE BEDROOMS
  - OPEN-PLAN LIVING
- POPULAR VILLAGE LOCATION
  - BUILT IN 1850
  - PERFECT FAMILY HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1291.66 sq ft



3



2



1



E52

### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this “chocolate-box”, three-bedroom, detached property to the market. Previously used as the Sunday school for the Methodist Church, this delightful cottage offers a perfect blend of historic charm and modern convenience. Built in 1850, it retains many of its original features, providing a unique character that is hard to find in contemporary homes.

As you enter, you are welcomed into a well-equipped kitchen which houses a variety of integrated appliance, storage cupboards and plenty of worktop space - providing ample room for culinary creations. From here, you will find an open-plan living area that is both spacious and inviting. The stunning fireplace, complete with a fully functional log burner, serves as a focal point, creating a warm and cosy atmosphere ideal for relaxing evenings. The layout is perfect for both entertaining guests and enjoying quiet family time.

The cottage boasts three generous bedrooms; the master bedroom features an en-suite shower room. Additionally, there is a well-appointed second bathroom.

Externally, this property has an enclosed, hardstanding, rear garden - perfect for summer social gatherings, delving into your favourite novel or simply soaking up the Cornish sunshine. Off-road parking for two vehicles can also be found with additional on-street parking only a short walk away.

The property is connected to mains electricity, drainage and water. It is heated via LPG gas bottles and falls within Council Tax Band D. Viewings are highly recommended to appreciate all this cottage has to offer.

### LOCATION

Lanivet, is picturesque village, renowned for its community spirit. It offers a wide range of local amenities such as a public house, a convenience store, fish and chip store, a church and school. Bodmin, is a few miles away and offers an extensive variety of shops together with a choice of supermarkets, out of town stores, educational facilities and a leisure complex. There are good travel links with a mainline train station providing regular services to Plymouth, Exeter and Paddington London. Nearby is the National Trust estate of Lanhydrock with a fabulous period house, gardens and woodland trails leading to the River Fowey. Access to the famous near by Camel Trail, renowned for safe cycling which leads to Wadebridge and the harbour town of Padstow, while taking in the vineyards and Camel River all the way to the estuary.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### ENTRANCE HALLWAY

Wooden double glazed front door. Skimmed ceiling. Recessed spotlights. Radiator. Skirting. Engineered flooring. Doors leading into:

### CLOAK ROOM

6'1" x 2'11" (1.87m x 0.89m )

Skimmed ceiling. Extractor fan. Wash basin. W.C. Skirting. Engineered flooring.

### UTILITY ROOM

5'11" x 2'11" (1.82m x 0.89m )

Skimmed ceiling. Extractor fan. Wall mounted Worcester boiler. Space for a washing machine. Multiple plug sockets. Skirting. Engineered flooring.

### KITCHEN

11'11" x 9'6" (3.65m x 2.90m )

Skimmed ceiling. Recessed spotlights. Smoke alarm. Double glazed sash window to the rear side aspect. A range of wall and base fitted storage cupboards and drawers. Integrated fan over with AEG four ring induction hob and extractor hood over. Herringbone splash-back tiling. Lamona ceramic sink with additional drainage board. Integrated dishwasher. Space for an American style fridge/freezer. Multiple plug sockets. Radiator. Skirting. Engineered flooring.

### LOINGE/DINER

23'9" x 18'2" (7.25m x 5.55m )

Skimmed ceiling. Recessed spotlights. Smoke alarm. Dual aspect double glazed sash windows. Feature fireplace with a wooden mantle, slate hearth and fully functioning log burner. Under-stairs storage cupboard. Radiator. Television point. Telephone point. Multiple plug sockets. Skirting. Engineered flooring.

### BEDROOM ONE

13'5" x 12'10" (4.11m x 3.92m )

Skimmed ceiling. Recessed spotlights. Double glazed sash window to the side aspect. Radiator. Television point. Multiple plug sockets. Skirting. Laminate flooring. Door leading into:

### EN-SUITE

8'2" x 4'0" (2.49m x 1.22m )

Skimmed ceiling. Recessed spotlights. Extractor fan. Ceramic splash-back tiling. Double mains fed shower cubicle. Heated towel rail. Wash basin with a mixer tap. W.C. Skirting. Tiled flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Exposed beams. Recessed spotlights. Smoke alarm. Built-in storage cupboard, housing the hot water cylinder. Multiple plug sockets. Skirting. Carpeted flooring.



### BEDROOM TWO

16'9" x 16'6" (5.11m x 5.05m)

Skimmed ceiling. Recessed spotlights. Exposed beams. Access into a partially boarded space. Dual aspect Velux windows fully fitted with black-out blinds. Electric panel heater. Eaves storage. Multiple plug sockets. Skirting. Vinyl flooring.

### BATHROOM

9'2" x 5'5" (2.81m x 1.67m )

Skimmed ceiling. Recessed spotlights. Extractor fan. Velux window fully fitted with black-out blinds. Ceramic splash-back tiling. Mains fed shower over bath. Wash basin with mixer tap. Heated towel rail. Shaver point. W.C. Skirting. Tiled flooring.

### BEDROOM THREE

16'9" x 12'2" (5.12m x 3.73m )

Skimmed ceiling. Recessed spotlights. Dual aspect Velux windows fully fitted with black-out blinds. Exposed beams. Eaves storage. Electric panel heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### OUTSIDE

Externally, this property has an enclosed, hardstanding, rear garden which benefits from having a raised decking area, perfect for summer social gatherings, delving into your favourite novel or simply soaking up the Cornish sunshine.

### PARKING

Off-road parking for two vehicles can also be found with additional on-street parking only a short walk away.

### SERVICES

The property is connected to mains electricity, drainage and water. It is heated via LPG gas bottles and falls within Council Tax Band D.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains





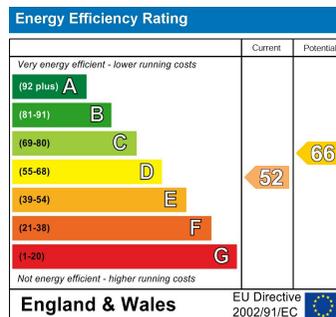
Truro Road, Lanivet, Bodmin, PL30 5HF

Heating: Central heating  
Heating features: Wood burner  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK  
Parking: Driveway  
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: Level access shower  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E  
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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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**Here To Help**

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