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Fenton Pitts, Lanivet

A beautifully presented and extended detached country property set within approximately 4.4 acres with fantastic views across neighbouring countryside and Helman Tor. The property benefits from a self-contained Annexe, American Barn/workshop and four car garage. There is also a Log Cabin and Shepherd's Hut with fantastic holiday letting potential.

- * Detached country residence offering flexible living accommodation
- * Popular rural location
- * Beautifully presented with high quality finishings throughout
- * Three-bedroom main house with attached three-bedroom self-contained Annexe
- * American Barn (currently used as garage/workshop)
- * Detached garage
- * Shepherd's Hut and Log Cabin

Offers in excess of £1,000,000



An exciting opportunity to purchase a beautifully presented detached country property offering flexible living accommodation and income potential set within grounds of 4.4 acres with a lovely outlook towards Helman Tor.

Penvivian Bungalow is situated in Fenton Pitts, a small hamlet located between the popular National Trust property of Lanhydrock and the village of Lanivet. The property enjoys a quiet rural location, yet within easy reach of the amenities of the larger towns of St Austell, Bodmin and major road and national rail, transport links. The popular towns of Lostwithiel and Fowey and local attractions including the Eden Project and the historic harbour of Charlestown are also only a short distance away. The beautiful south coast beaches at Par, Carlyon Bay and Porthpean are all within a thirty-minute drive.

The property itself, is within a short walking distance of the beautiful Lanhydrock Estate, Restormel Castle and Helman Tor.

The Property

At the front of the property is a conservatory enjoying a sunny aspect and lovely views across the front garden, from here the front door opens out into a generous entrance hallway, large storage cupboards fitted with high quality oak doors provide great storage space. Doors from this entrance area lead off to the office and living space at one end of the property with a hallway leading to the bedroom accommodation and integral access to the Annexe.



Directly from the entrance hallway is the main living area, a well-proportioned room with feature inset wood burner and doors through to the kitchen and office.



Off this room there is a further living space created from a recent extension, with a fantastic pitched roof, Scandinavian style wood burner, Velux windows and panoramic windows overlooking the ground with fitted remote controlled electric blinds.



The study is of good size with a door into the living area and also back to the entrance hall with an internal window though to the utility room.



The kitchen is located at the rear of the property, a dual aspect room with Velux windows and large patio doors providing a great degree of natural light. The kitchen has a range of high-quality floor-based units comprising cupboards and drawers with quartz work surfaces and undercounter LED lighting, inset sink with routed drainer and central island with further work surface and storage space. Space for range style cooker. Integrated dishwasher and microwave, space for American style fridge freezer.



Adjacent to the kitchen the utility room offers further high-quality floor-based units comprising cupboards and drawers with quartz work surfaces, space and plumbing for washing machine and tumble dryer, sink and drainer unit with cupboards under, window and door to outside. Off the utility is a wet room with overhead waterfall showerhead with handset and wall mounted controls, WC, vanity unit with wash hand basin and chrome heated towel rail.



At the far end of the property is the bedroom accommodation, family bathroom and access through to Annexe. Two double bedrooms to the front elevation benefit from fitted wardrobes and lovely views across the front garden, one of which has a further storage cupboard. The bedroom to the rear has a large storage cupboard and ample space for other bedroom furniture.



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The family bathroom is fully tiled and comprised a white suite with wall hung wash hand basin, WC, curved corner shower with overhead waterfall showerhead, handset and wall mounted controls, there is also a great size freestanding bath with wall mounted mixer taps.



The Annexe

An internal door and step-down from the main hallway opens into the living area, this also benefits from its own separate front and rear door meaning it could be entirely self-contained if required. In the living/dining area patio doors open to the front and a glazed door opens through to the kitchen allowing natural light to travel towards the rear of the property.



The kitchen is fully fitted and equipped with high quality units comprising cupboards and drawers with quartz worktops over and matching wall mounted unit, inset sink with routed drainer, integrated dishwasher, oven, washing machine, microwave and fridge freezer. Off the kitchen is a cloakroom with vanity unit and wash hand basin with storage cupboards under, WC and chrome heated towel rail, there is also a door from the kitchen out to a rear lobby with rear access and a large understairs cupboard containing oil fired boiler and "Megaflo" water tank supplying fantastic hot water pressure.



A door from the living area opens into an entrance hallway with front door and staircase to the first floor. On the first floor there is a large double bedroom to the front aspect with built in storage cupboards and two further bedrooms to the rear, one with a fitted wardrobe, you also have a fully tiled shower room with Velux window, wall hung wash hand basin, WC and walk in shower cubicle with wall mounted "Mira" electric shower.



EPC BAND: Awaited COUNCIL TAX: D

Outside

Electric gates and a private driveway lead up to the front of the property and a parking area for multiple cars. This driveway continues past the property up to a detached four car garage with newly fitted electric doors and an American barn currently used as a workshop/garage but has formerly been used as a stable block. The garden and grounds extend past the garage and wrap around the side of the property with many mature plants and trees. The Shepherds Hut and the Log Cabin are located in a private and secluded spot to the front of the property surrounded by mature trees.



Shepherd's Hut

Recently converted to an exceptionally high standard, in brief it comprises an open plan bedroom/living area with fully fitted high quality kitchen with sink and storage cupboards. Separate shower room with wash hand basin, WC, walk in shower cubicle. Fibre broadband. Raised decking to the front with lovely views - a lovely place to sit back and relax.



Log Cabin

The log cabin benefits from wrap around decking offering covered seating areas. The front door opens into the open plan Kitchen Living area with a fitted kitchen comprising floor-based units and matching wall mounted units, integral microwave, stainless steel sink and drainer with a breakfast bar. A gas fired wood burner provides a great focal point to the room and a picture window provides fantastic views. Doors from the main



living area through to a double bedroom and shower room with vanity unit, wash hand basin, WC and corner shower cubicle.



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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract



