

10 LANHYDROCK VIEW



4



2



2

Bodmin, PL31 1BG

£425,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Set in an elevated position with far reaching countryside views, 10 Lanhyrock View is a beautifully presented four-bedroom detached home offering flexible living space across two floors. With a well-balanced layout, stunning outlooks, and modern interiors, this property is ideal for growing families.

At the front of the home, the comfortable living room is the perfect place to relax and unwind, with large windows that capture the panoramic views and flood the room with natural light.

The modern kitchen and dining area features sleek cabinetry, integrated appliances, and ample space for cooking and entertaining. French doors open onto the rear garden, creating a smooth transition between indoor and outdoor living ideal for summer dining or family gatherings. The ground floor also includes two well-sized bedrooms and another room serving as a separate dining room, office, or additional bedroom. These are served by a contemporary family bathroom, complete with a separate bath and walk in shower ideal for both quick routines and more relaxing soaks.

Upstairs, the home continues to impress with two further bedrooms, including the master suite, which enjoys elevated views and a private ensuite shower room.

The tiered front garden has been attractively landscaped for low maintenance and maximum visual appeal, offering a peaceful spot to enjoy the remarkable outlook across the surrounding countryside.

To the rear, the generous enclosed garden provides plenty of space for children, pets, and outdoor entertaining. With both patio and lawned areas, it's a private and practical outdoor space for all seasons.

The property also benefits from a private driveway with space for three vehicles and a garage, ideal for secure parking, storage, or a workshop.

Located on a quiet residential street, 10 Lanhydrock View offers a wonderful balance of tranquillity and convenience. Nearby amenities, schools, and transport links are all easily accessible, making this a superb location for family living.

With its adaptable layout, stunning views, and spacious accommodation, 10 Lanhydrock View is a fantastic opportunity to secure a home that blends comfort, functionality, and natural beauty.



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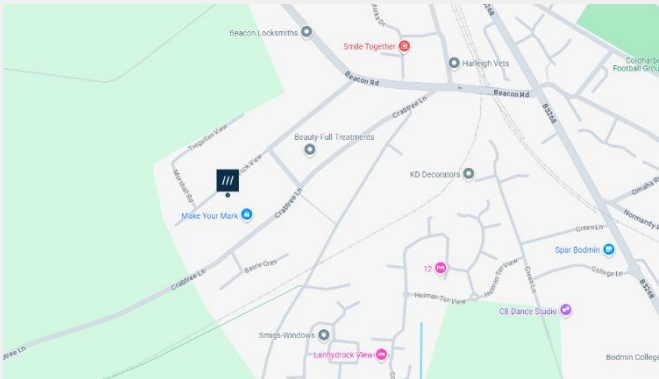


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KEY FEATURES

- Detached property
- Modern kitchen/dining Room
- Living room
- Four/five bedrooms
- Family bathroom with separate bath and shower
- En-suite
- Stunning views
- Tiered low maintenance front garden
- Generous rear garden
- Garage
- Driveway parking for three vehicles



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SERVICES

HEATING – GAS

WATER – MAINS

SEWERAGE - MAINS

- Local Authority – Cornwall Council
- Council Band - D
- Tenure - Freehold

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SCHOOLS

- Berrycoombe Primary School
- St Petrocs Primary School
- St Marys Primary School
- Bodmin College
- Callywith College

TRANSPORT LINKS

- A short drive to join the A30
- Nearby Bus Stops for ease
- Bodmin Parkway Train Station is Nearby

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor



First Floor



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