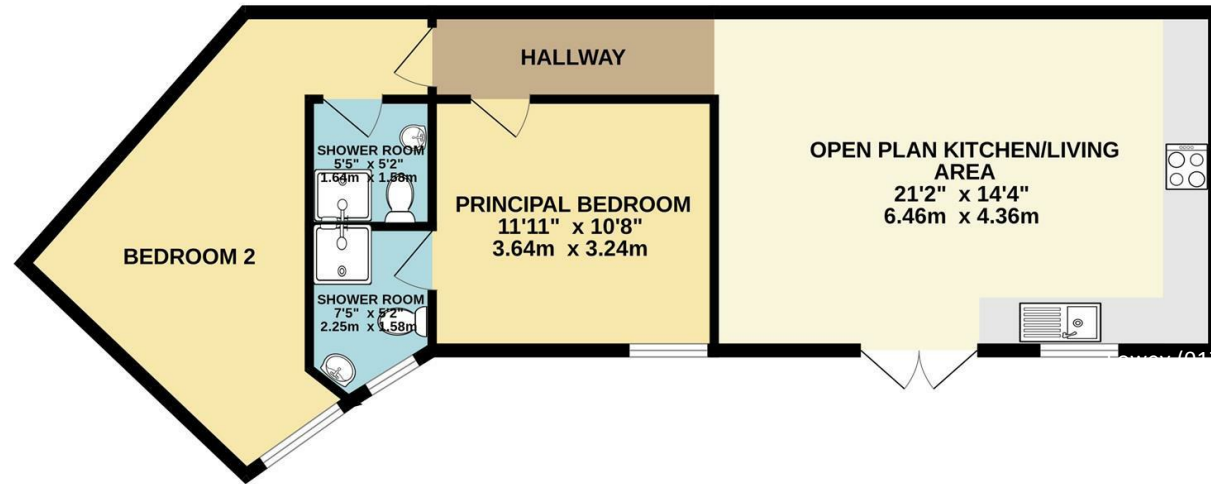




MAY WHETTER & GROSE

CONSTANCE HIGHER CRIFT BARNS, LANLIVERY, PL30 5DE GUIDE PRICE £325,000

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A BEAUTIFUL AND IMMACULATELY PRESENTED BARN CONVERSION WITH OPEN PLAN LIVING ACCOMMODATION, TWO DOUBLE BEDROOMS AND TWO ENSUITE SHOWER ROOMS. SET IN A QUIET LOCATION WITH LARGE LANDSCAPED GARDENS AND OFF ROAD PARKING.



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Fowey (01726) 832299



MAY WHETTER & GROSE

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Constance Higher Crift Barns, Lanlivery, Cornwall, PL30 5DE

The Location
 Set in a quiet and semi rural location, Higher Crift Barns are approximately 1.5 miles from the pretty village of Lanlivery. The village is on the route of the historic Saints Way footpath which cuts across Cornwall from coast to coast. Lanlivery not only boasts one of the oldest pubs in Cornwall which has a great reputation for food, but also a 17th century church which is at the heart of village life. Lanlivery lies 1.5 miles from Lostwithiel and 5 miles from Bodmin. Both towns have stations on the mainline railway to London Paddington and have access to amenities necessary for everyday life.

The town of Fowey lies approximately 6 miles away, together with surrounding beaches.

Ideally situated for keen walkers and nature lovers, the property is close to Redmoor and Breney Common nature reserves. Helman Tor, with its stone age settlement and fantastic sweeping views over Cornwall, is also within walking distance.

Constance is a single storey barn conversion, presented in immaculate condition, with parking for 2 cars and the benefit of attractive and extensive gardens. Recently installed solar panels provide electricity for the whole property.

Two further properties also make up Higher Crift Barns.

The Property
 French doors open to the beautifully designed and generous open plan living area with slate flooring, multi fuel stove and high ceilings with exposed wooden beams giving a feel of light and airiness coupled with cosy and warm - a fantastic room for socialising and entertaining. The well equipped shaker style kitchen has plenty of storage units, with built in Bosch fridge/freezer, Meile dishwasher, Bosch oven and hob. There is ample work surface and beautiful detail to tiling and attention to detail to the overall finish.

The hallway leads to the spacious principal bedroom with stylish en suite shower room, comprising fully tiled shower cubicle, WC and wash basin. The second double bedroom also benefits from an en suite shower room. There is an area to the side of the room which has space for washing machine and separate tumble dryer.



Outside
 The gravel driveway is shared with 2 neighbouring properties. Constance has two designated parking spaces directly outside the property. A sunny paved terrace has ample space for table and chairs.

Across from the property are granite steps leading up to large, landscaped lawned areas which provides a fantastic outside space and is a real bonus to the property. From here you can take in and enjoy the quiet rural surroundings and fantastic views.

A gravel pathway leads around the rear of the property where there is storage located to one end of the cottage.

EPC RATING - D

Freehold

Council Tax Band - B

Agents Note
 Water supply is provided via bore hole. Sewerage is via a septic tank shared with Rose Barn.

The heating system can be accessed and run remotely via an App.

The property is to be used as a single private dwelling.

Contents may be available by separate negotiation.

Services
 None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Viewing
 Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
 Tel: 01726 832299 Email: info@maywhetter.co.uk