



5 LANYON COURT
GUIDE PRICE **£650,000**

Spacious Modern Family Home in Peaceful Village Location
ST CLEER

MILLER TOWN & COUNTRY
exp UK



Lc

Lanyon Court

- » 4 Double Bedrooms, Master En-Suite
- » Separate Living, Dining, and Kitchen/Breakfast Room
- » Large Study and Separate Reception/Bedroom 5
- » Wrap Around Gardens
- » Double Garage, Driveway w/ Parking for Multiple Vehicles
- » Quiet Cul-De-Sac in Peaceful Village Location
- » Views Over Surrounding Countryside



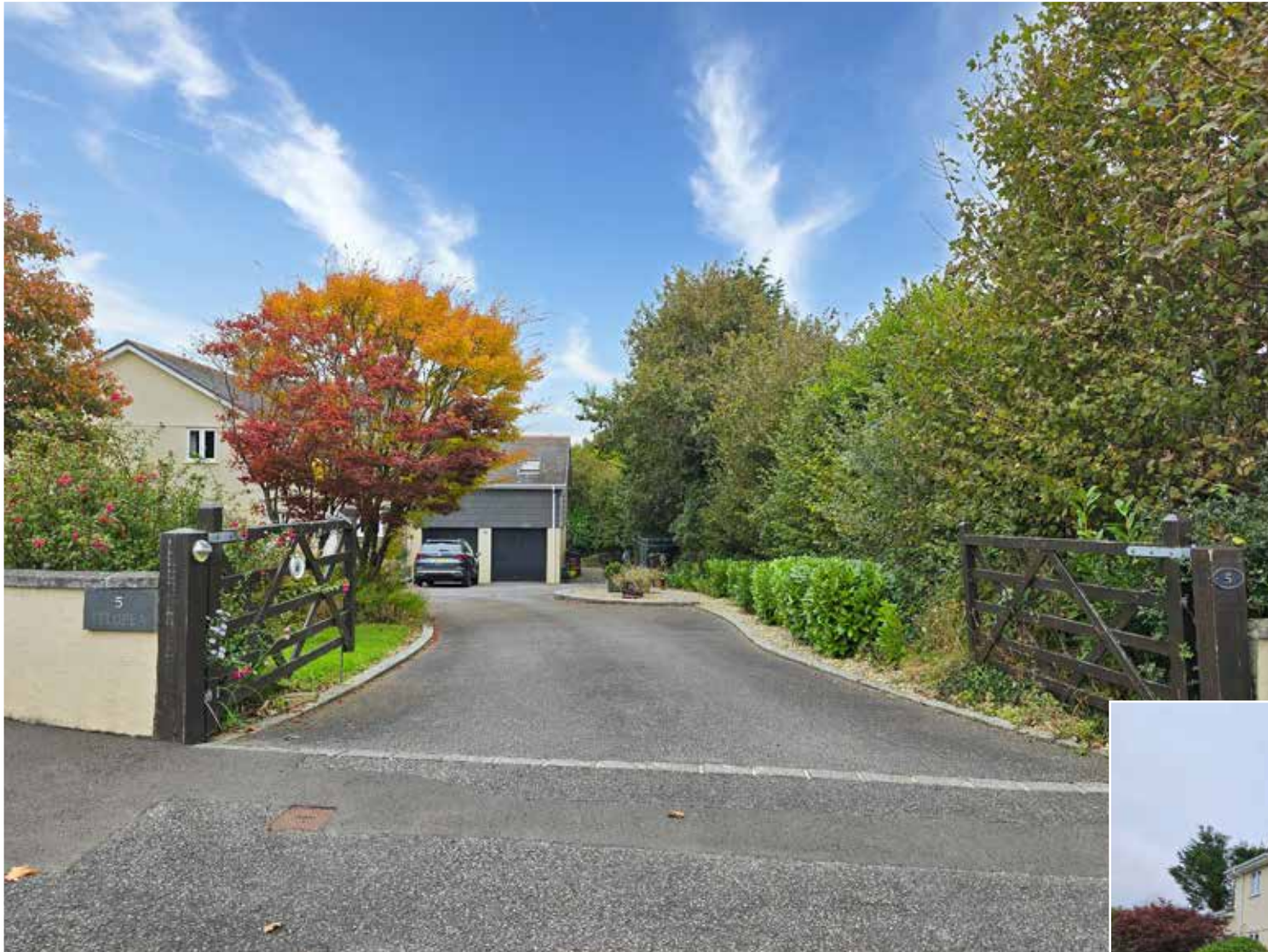
The Property

With views over the countryside and the mediaeval church, this modern four/five bedroom detached home is situated in a quiet village cul-de-sac on the fringe of Bodmin Moor. It offers plenty of natural light and flexible accommodation throughout, including four double bedrooms upstairs, a fifth bedroom/further reception room downstairs, and a third large reception room above the garage. There is also plenty of potential to open up the kitchen/breakfast room into a large kitchen/diner overlooking the terrace. The driveway is big enough to house multiple vehicles, as well as the double garage, and the well maintained gardens wrap around the whole property giving plenty of space to grow veg, enjoy a glass of wine or just sit and read a book.

Accommodation

The spacious hallway welcomes you into the home with a utility room conveniently placed to hang coats and muddy boots. The kitchen/breakfast room gives plenty of everyday eating space, with the separate dining room adjacent giving potential to open up to a large family kitchen/diner. The living room has patio doors overlooking a sunny paved terrace, and offers plenty of space for family gatherings whilst feeling cosy enough for a winters night in. There is a small reception room at the rear which could be another bedroom with the all important downstairs WC beside it. A small staircase then leads to a large reception room, currently used as a study, but would make an excellent second sitting room or play room. Up the main staircase are three double bedrooms (two with built-in-cupboards) all serviced by a modern bathroom, and a huge master bedroom with plenty of built in wardrobe space, and a large en-suite bathroom complete with bath and separate shower.





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Outside

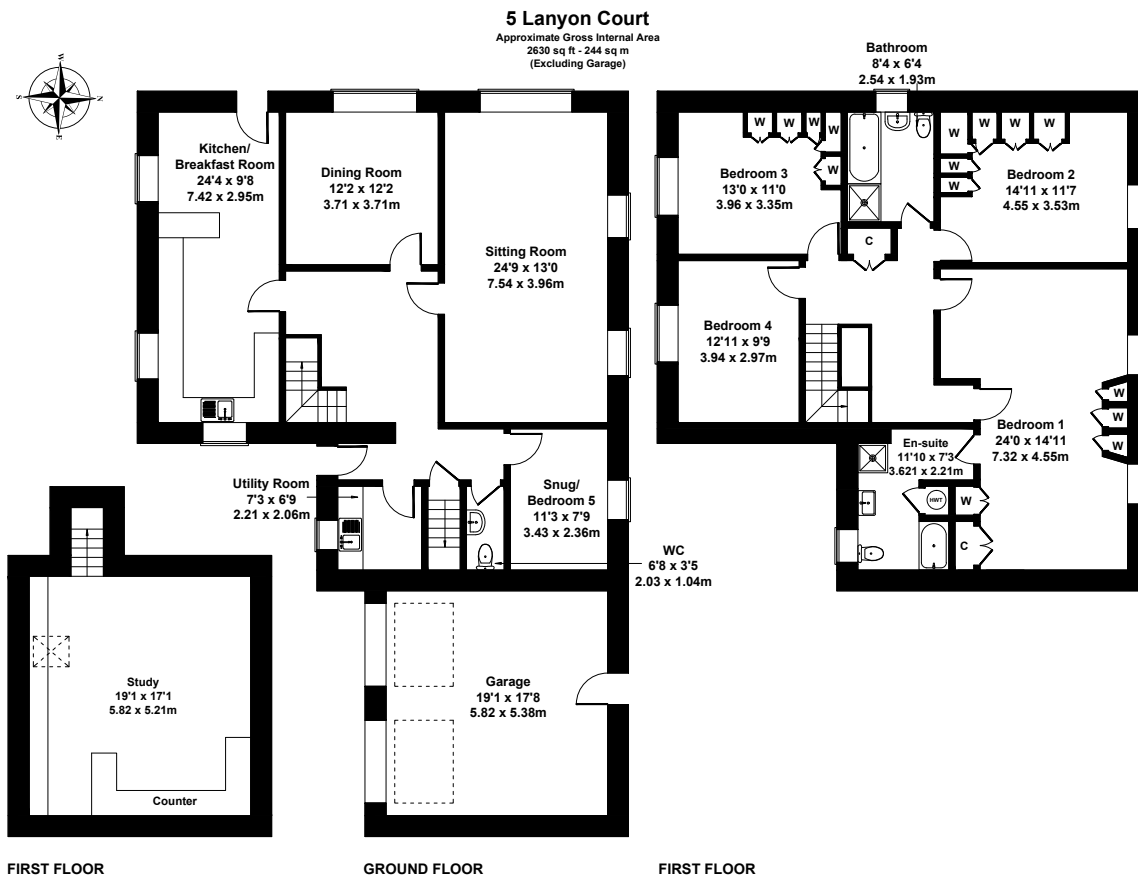
The gardens have been beautifully created with a lawned area at the front and plenty of flowering plants and shrubs to give colour throughout the year, a path leads to the side where there is a sunny patio, a great spot for a g&t on a summers evening. The veg plot at the rear has raised beds lined with gravelled pathways and leads onto a further lawned area and a place for a washing line. The path then leads further around to two wooden sheds, and back around the side to where the oil tank can be found and on to the front again. There is a driveway for multiple vehicles and a double garage.

Location

St Cleer is a village steeped in Cornish History situated on the edge of Bodmin Moor with plenty of walks and cycle routes including Golitha Falls and Siblyback lake, only a short distance away. Other facilities include a community hall with playground, the mediaeval St Clarus church, a primary school and a pub. There are shops in the neighbouring villages of Tremar and Minions. The towns of Liskeard and Callington are a short drive away. Liskeard offers a wide range of amenities including doctors' surgeries, dentists, a community hospital, a leisure centre with indoor gym and a secondary school. There is also a railway station with an attractive branch line to the beckoning port of Looe and main line service direct to Penzance, Plymouth and London (Paddington) as well as many stops in between.







Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Agent's Notes

Title noted to contain various restrictions including: property not to be used as tavern; no alterations to external elevations; no trade or business to be run from property; front garden cannot be used for drying laundry or storage of rubbish, no sheds or buildings to be erected in front garden, no caravan/campervan to be parked on driveway; tree pruning/felling requires local authority approval. Copy of title available for review on request.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 4 Reception Rooms
- Driveway for multiple vehicles, double garage
- Not Listed
- Heating: Oil
- Utilities: Mains electricity, water and drainage
- Restrictions: Yes - Title restrictions apply, see agents note
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: Yes
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (65)
- Council Tax Band: F
- Tenure: Freehold
- Broadband: FTTC
*Per Ofcom
- Mobile Signal: Good indoor and outdoor *Per Ofcom
- Not suitable for wheelchair users

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