

PELYNTOR COTTAGE



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Lostwithiel, PL22 0JF

Guide Price: £825,000



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Pelyntor Cottage, Lanlivery – A Charming Grade II Listed Home with Stunning Views

Nestled just outside the charming village of Lanlivery, Pelyntor Cottage offers an exceptional blend of historical character and modern comforts. This stunning Grade II Listed property, believed to date back to the late Georgian era, boasts a wealth of original features that highlight its rich heritage, including a granite fireplace with clove oven, exposed ceiling timbers, slate flagstone floors, and timber floorboards. These elements are all lovingly preserved, contributing to the property's special architectural and historic significance.

The property enjoys a peaceful, yet accessible location, with beautiful views towards the village's renowned church and the surrounding countryside. Lanlivery itself is a popular village with a welcoming public house, a primary school, and a strong sense of community.

Upon entering, the inviting Entrance Hallway leads to two generous reception rooms, both filled with natural light and featuring mahogany parquet flooring and charming fireplaces. A striking oak staircase with a turning feature ascends to the first-floor landing.

To the rear of the hallway, a cloakroom provides ample space for outerwear and additional storage, while a convenient downstairs shower room features a shower area, wash handbasin, and WC. A snug/study to the rear offers an original granite fireplace with a clove oven and flows seamlessly into the impressive Kitchen/Breakfast Room.

The Kitchen/Breakfast Room is a dual-aspect space, beautifully light and airy, featuring vaulted ceilings and exposed stonework. Recently fitted with cream shaker-style units and wooden work surfaces, the kitchen is fully equipped with an integral dishwasher, Sandyford Sherlock oil-fired cooker, and a ceramic hob. The room also has ample space for a large dining table, making it ideal for family meals and entertaining. A rear porch provides additional access to the outside, with slate flagstone flooring adding to the property's timeless charm.

The adjoining inner hallway leads to a spacious utility room, which offers generous storage and practical space with cream shaker-style units, a Belfast sink, and provisions for laundry appliances. A walk-in pantry with fitted shelving is also accessible from the inner hallway, providing excellent storage options.

Upstairs, the central landing, complete with a part-glazed timber balustrade, leads to the bedrooms and family bathroom. The Master Bedroom enjoys lovely views to the front and features an en-suite shower room with a tiled shower, suspended washbasin, and WC. Three additional bedrooms with the third being perfect for a guest room or home office.

The family bathroom is beautifully appointed with a mosaic-tiled bath, suspended washbasin, and WC, as well as a useful airing cupboard housing the Megaflow tank.

Pelyntor Cottage offers a perfect blend of traditional charm and modern convenience, providing an exceptional living space for families or those seeking a peaceful retreat within easy reach of the village and beyond.



Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)
Outbuilding

(Not Shown In Actual Location / Orientation)

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KEY FEATURES

Grade II Listed

Approximately 4.5 acres of grounds including outbuildings, paddocks and woodland.

Stunning Views

Kitchen/ Breakfast room

Spacious Sitting room

Large Dining Room

Utility room with Pantry

Master Bedroom with En-suite

Three Double Bedrooms

Family Bathroom

Double Garage with separate vehicular access with annexe potential (subject to obtaining relevant Planning permissions)

Driveway parking for three cars with additional parking for a further six cars.

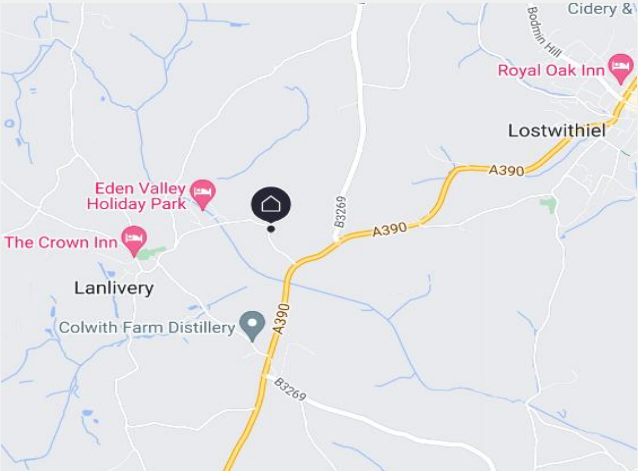
Private decked seating area

Large Garden & Woodland

Local Authority: Cornwall Council

Council Tax and: F

Tenure: Freehold



what3words///parkland.staples.charging



Services

Heating – Oil fired central heating

Water – Mains

Sewerage – Mains

Schools

- Lanlivery primary school – 0.4 miles
- Bodmin Academy secondary school – 5.3 miles

Transport links

- A390 is close at hand
- Lostwithiel mainline train station – 1.3 miles
- Central location to Cornwall, within a 10 minute drive from key A30 transport link

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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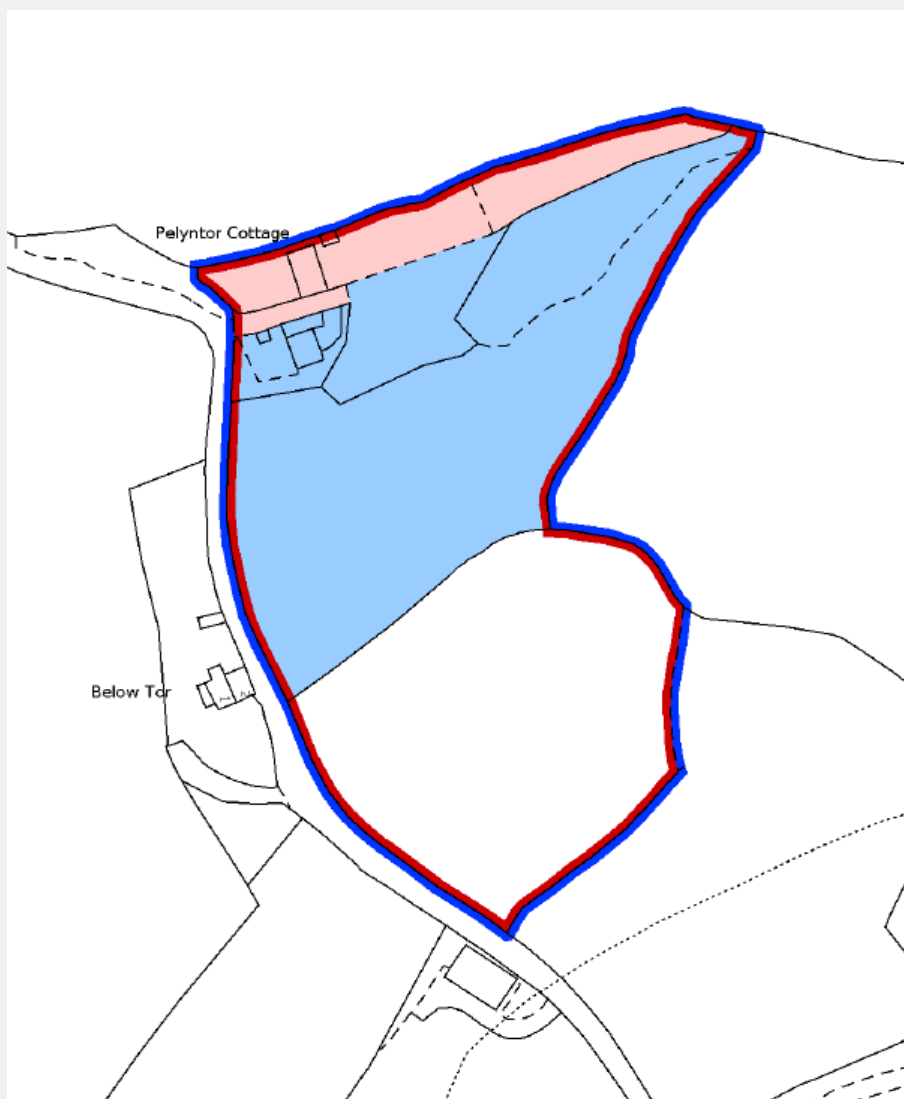
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Outside

The property is approached by a set of timber gates opening out to a brick driveway offering parking for several vehicles. The property is set within approximately 4.5 acres of grounds including outbuildings, paddocks and woodland. To the rear are attractive gardens with level slate paved seating area with walled terrace over and steps leading up to a higher terrace with further rockery garden. Beyond is an Orchard with mature apple trees, an aluminium Greenhouse 12'6 x 8'6 with staging to one side and Polytunnel about 20' x 8'6 with cold water supply and raised beds. From here there is a further area that the current occupiers have historically used for chickens, with a Cornish hedge and mature tree borders. A central path leads back to the house and provides access to a further shrubby garden with pond. A gate opens into an enclosed vegetable garden with raised beds. There is also a raised private decked seating area. Immediately to the front of the house is a pleasant, terraced seating area amongst a delightful flower garden with a profusion of mature plants and shrubs. Alongside is a timber Summerhouse about 10'6 x 5'9. Wooden archway and gate opens to steps down to lower garden. Predominantly laid to lawn bordered with a variety of trees and plants.

Detached Double Garage

Of block construction with natural granite face under a slate pitched roof the Garage is about 24'9 x 20' with concrete floor, boarded roof storage, two double vehicular doors, power and lighting. The current occupiers have temporarily partitioned this in to two stables and a secure tack room. This space offers fantastic potential for conversion (subject to arranging the relevant planning permission) and would make a perfect annexe. Outside is a generous concrete parking area for several vehicles off which is a covered Log Storage Area and a former Pump House with original pump, water collection area and well.

Paddock and Woodland

A gate from the concrete parking area opens out in to a pasture paddock, through which the Saints Way crosses. At the top of this field a further gate opens out into woodland.

AGENTS NOTE: The Saints Way passes through adjacent field.

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