



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9765

£795,000

Tregarreg,
Lanlivery, Nr. Bodmin, Cornwall, PL30 5BX

FREEHOLD



A highly individual, architect designed (by Gordon Collins), open-plan, detached 4 double bedroomed (two en-suite) family home in a glorious sylvan setting with a particularly delightful private road approach, on the edge of a popular village, set in mature landscaped gardens and grounds approaching an acre.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance porch, reception hall, sitting room, dining room, kitchen/breakfast room, utility room, inner hall, cloakroom.

First Floor Impressive galleried landing with high vaulted ceiling and glazed atrium above a lounge area enjoying glorious views over the grounds. 4 double bedrooms (two en-suite), family bathroom.

Outside Impressive private road approach (shared with three other houses) with asphalted driveway accessing an L-shaped gravelled parking and turning area with room for numerous vehicles. Integral double garage, beautifully mature landscaped garden with swathes of lawn inset with specimen trees and flowering shrubs and an attractive stream running through the grounds.

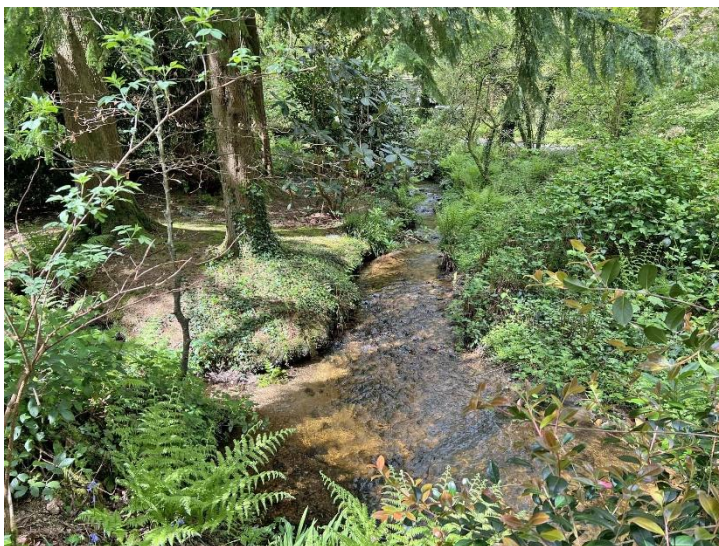
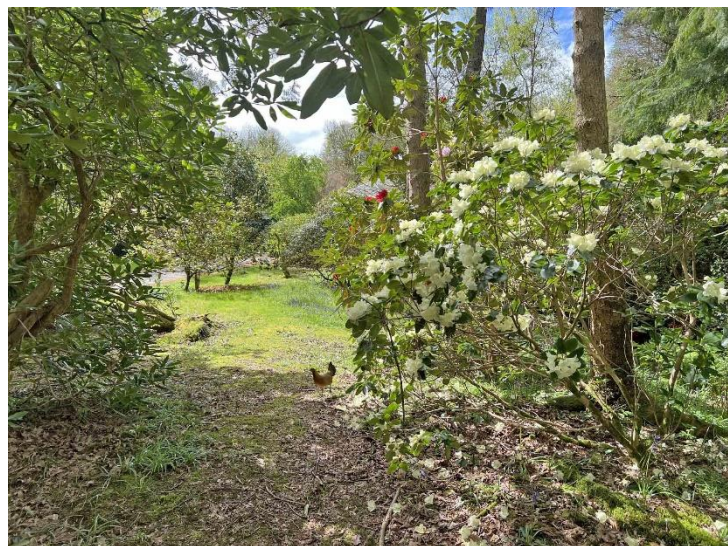
In all the gardens are approaching an acre.



DESCRIPTION

A highly individual architect designed open-plan 4 double bedroomed detached family home with distinct architectural features and design, well presented throughout but could be enhanced with some gentle modernisation.

The approach and setting are a wonderful introduction to the property being along a private road flanked by lawned gardens with inset trees and an attractive stream running through the grounds. The property is set at the end of a private driveway in large private grounds approaching an acre which comprise mature, beautifully planted landscaped gardens backing onto mature woodland giving a high degree of privacy.



The house sits well within its grounds with a large L-shaped gravelled parking and turning area in front and to the left of the house, also accessing an integral double garage. A broad entrance hall leads into a reception hall with a feature wooden staircase ascending to a large galleried landing above. Glazed doors lead through to a sitting room with fireplace and doors

opening onto the gardens, the sitting room is semi open-plan to the dining room which has a double volume walk-in bay window overlooking the grounds flooding the room with light and the ground floor is completed by a kitchen/breakfast room, cloakroom and large utility room.

On the first floor the galleried landing has a superb feature lounge area leading off it, above which is a double glazed atrium all the way to ridge height level with double glazed windows flooding this area with light. Off the landing, doors open onto 4 double bedrooms (one in each corner) two of which have en-suites and there is also a well appointed family bathroom with bath and shower.



The grounds surround the house on all sides being lawned with a wide variety of inset flowering shrubs and specimen trees. Along the rear of the house is a broad paved terrace accessed from the sitting room, dining room and kitchen.

The property is heated via LPG gas with the gas tank well removed from the house, further down in the grounds. An attractive stream runs down through the gardens and exits, alongside the private road.



LOCATION

Lanlivery is an extremely popular village due to the unspoilt nature of the surrounding area and countryside. The property also enjoys easy access to the two major roads into and out of the county i.e. the A390/A38 and the A30. The village enjoys peaceful rural surroundings of open farmland, moorland and woodland and is also not far from the former capital of Cornwall, Lostwithiel, a picturesque village which sits astride the upper tidal reaches of the River Fowey.

This property is located in the rural outskirts of the village, a short walk from the village centre, picturesque church and excellent pub, 'The Crown Inn' which is well regarded locally for good food and beverages. The country lanes around the village provide access to some wonderful countryside and beautiful country walks with the Saints Way running through the village leading out to the ancient monument at Helman Torr and the nearby nature reserve at Redmoor.



A short drive away to the north east is the picturesque village of Lostwithiel, once Cornwall's capital with an excellent array of local shops, inns and a church that still bears the battle scars from the Civil War. The upper tidal reaches of the River Fowey run through the village providing a playground for boat and kayakers alike as downstream the River Fowey connects to the River Lerryn and further creeks and tributaries all the way down to the mouth of the river and the picturesque town of Fowey which has two sailing clubs and often holds races in the water of St Austell Bay beyond the estuary mouth.

Lostwithiel has a mainline station on the London Paddington line with approximate travel time to Paddington of 4½ hours. The A38/A390 runs past Lanlivery and on through

Lostwithiel towards Plymouth providing easy access into Devon and the city of Plymouth for a much wider array of shops. North westwards the pretty country lanes provide a swift access through to the A30 which is Cornwall's main arterial road providing a dual carriageway link all the way to Exeter where it joins the national motorway network. Beyond the A30 are the north Cornwall beaches along the Atlantic coast which provide excellent surfing and bathing with the softer beaches of St Austell Bay to the south providing a more sheltered and peaceful environ facing the English Channell. Local beaches on the south coast include Par Sands, Carlyon Bay with its 18-hole golf course, Porthpean and Duporth. Other local attractions include the Eden Project and the Lost Gardens of Heligan and a further 18-hole golf course is available nearby at Lanhydrock a short drive away which is an excellent 18-hole course.



THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Recessed entrance with raised slate step and outside courtesy lights, twin glazed panelled doors with large picture windows on either side, open onto:-

ENTRANCE PORCH – 13'2" x 4'7" Slate tiled flooring, large double glazed picture window overlooking the gardens, inset ceiling downlighters, twin wood panelled doors with windows on either side, opening onto the:-

RECEPTION HALL – 16'3" x 14'9" This room is a splendid introduction to the house having a central turning open tread wooden staircase ascending to the first floor and an atrium and galleried first floor landing. Coved ceiling with inset downlighters, two radiators and a wall of glass with two glazed doors opening onto the dining room, further glazed door to the sitting room and another one to an inner hallway.



SITTING ROOM – 28' into the chimney breast recesses x 14'7" A lovely light room at one end of which are twin opening double glazed French doors

opening onto a rear terrace and to the side is a double glazed sliding patio door and adjacent window overlooking the grounds. At one end is a feature fireplace with a raised stone hearth on which stands a multi fuel burning stove, coved ceiling with inset downlighters, television aerial points, three radiators. The sitting room is partially open-plan to the:-



DINING ROOM – 16'3" x 18'3" max. into a broad walk-in bay window which is double volume with double glazed doors on either side opening onto the rear terrace. A bank of three full height windows overlook the grounds and clear panels provide borrowed light from the atrium above. Coved ceiling with inset downlighters, two radiators, two doors returning to the reception hall and twin glazed doors to the:-



KITCHEN / BREAKFAST ROOM – 15'6" x 14'7" The kitchen is well fitted with a range of base level cupboards and drawers with further matching wall cupboards and one full height unit. Surrounding honed black granite worktop surfaces with an inset 1½ bowl stainless steel sink unit with mixer tap. A range of integrated appliances include a double oven/grill, four ring ceramic hob with granite splashback and filter hood above, integrated dishwasher and fridge. Open corner shelving and twin sets of double glazed doors open onto the side and rear gardens. Ceramic tiled flooring, radiator, coved ceiling with inset downlighters and spotlight points. Double glazed window overlooking the side garden. Glazed door to:-



UTILITY ROOM – 14'7" x 7'5" Base level oak fronted cupboards and one double height cupboard with surrounding roll edged laminated worktop surfaces and an inbuilt sink unit with drainer and mixer tap. Undercounter space for appliances, ceramic tiled flooring, space for upright fridge freezer, coved ceiling. Tiled wall surrounds to the worktop surfaces, radiator. Double glazed door to the side garden and entrance driveway. Further door to:-

INNER HALL Ceramic tiled floor, coved ceiling, inset downlighter. Doors off to the garage and the:-

CLOAKROOM White suite comprising a low level wc, pedestal wash hand basin, ceramic tiled floor. Part travertine tiled walling, radiator, coved ceiling, extractor fan. Double glazed window overlooking the gardens.

From the reception hall a turning wooden staircase with wooden handrails, newel posts and banisters ascend to a:-

LARGE GALLERIED LANDING AND ATRIUM – 33'3" max. x 16'3" max. This is a hugely impressive introduction to the first floor with the square galleried landing above the reception hall opening onto a large sitting area with high vaulted double glazed ceiling panels flooding the area with light and together with a bank of five double glazed windows at one end, provide panoramic views over the surrounding gardens and woodland. Below the glass atrium is a large sitting area with wooden flooring, safety banister and railings at one end below which are clear glazed panels which provide borrowed light through to the dining room below. Four wall light points, inset ceiling downlighters, radiator and a large built-in airing cupboard with a rack of slatted shelving and hanging rail with twin doors to the front and built-in electric heater. Doors from the top of the stairs, heading clockwise access:-

BEDROOM 3 – 14'7" x 13'6" Three banks of double glazed windows provide lovely views over garden, large built-in double wardrobe, coved ceiling, radiator.

BEDROOM 1 – 14'7" x 12' plus door recess area Dual aspect with tall double glazed windows providing lovely views over the garden and surrounding woodland and allowing in plenty of sunlight, coved ceiling, radiator. Loft hatch access. Door to:-





EN-SUITE BATHROOM Panel enclosed bath with tiled wall surrounds and fitted shower above with glazed shower screen, low level wc, his and hers wash hand basins set in a vanity surround with cupboards and drawers beneath and tiled splashbacks with twin wall mounted mirrors above. Bidet, part tiled walls, extractor fan, coved ceiling. Large double glazed window overlooking the gardens, ceramic tiled floor, radiator.

BEDROOM 2 – 14'7" x 12' plus large door recess area Three large double glazed windows provide lovely views over the grounds and surrounding gardens and woodland. Coved ceiling, radiator.



EN-SUITE BATHROOM Panel enclosed bath with tiled wall surrounds, mixer tap and handheld shower head, low level wc, wash hand basin set in a vanity surround with cupboards beneath, part tiled walls, radiator. Double glazed window overlooking the gardens, ceramic tiled floor. Coved ceiling with inset downlighter, extractor fan.

BEDROOM 4 – 15'6" x 14'7" (including a large built-in double wardrobe with two concertina doors to the front) A bank of double glazed windows overlook the gardens, coved ceiling, radiator.

FAMILY BATHROOM – 15'7" x 7'8" Corner panel enclosed bath with tiled wall surrounds and toiletry shelving, fully tiled shower cubicle with fitted shower, low level wc, bidet, wash hand basin set in a vanity surround with cupboard beneath, part tiled walls, coved ceiling, extractor fan. Two double glazed windows overlooking the grounds, ceramic tiled floor, radiator.



OUTSIDE

Tregarreg is approached over a long private road which meanders through mature woodland with pretty streams running alongside and at the end of the road is the private driveway to Tregarreg with a broad gravelled parking and turning area in an L-shape on two sides of the house providing plenty of parking and turning area for numerous vehicles. This area also accesses the **INTEGRAL DOUBLE GARAGE – 20' wide x 20'7" deep reducing to 18'4"** Large timber remote controlled up and over door to the front, pedestrian door to the inner hall, loft hatch access. Electric light and power points. On the left hand side is the filtration and pumping equipment for the private spring water supply and there are two freshwater taps on the wall in this area. Wall mounted electric consumer circuit breaker boards and meter.



Just before the ascent of the tarmac driveway into Tregarreg a fork left onto the entrance driveway of Trelengor provides access to some of the garden areas belonging to Tregarreg and the platt on which stands the LPG gas tank for Tregarreg. On either side of the gravelled parking area are beautiful mature gardens hosting a myriad of inset mature shrubs, flowering shrubs and trees and mature trees including an extremely impressive pine and many mature rhododendrons and camelias etc. The gardens encircle the house with swathes of gently sloping lawn and gravelled paths in the back garden where there is a broad paved terrace along the back of the house accessing the double glazed doors from the various reception rooms. Beyond the terrace is a large semi circle of open lawn with inset specimen trees, flowering shrubs and a line of well established hedging giving way to mature woodland providing a very private and sylvan setting for this beautiful house. There is an attractive stream running along the boundary on one side.

In all the grounds are an extremely impressive feature of the property having been lovingly maintained, stocked and improved over the years. Our clients have resided in the property for circa 30 years and have created a truly magical setting for this unique family home.

In all, the grounds are approaching an acre.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL30 5BX.

SERVICES Private spring water supply on Trelengor's land, the costs of maintaining the spring water supply is shared between three houses. The spring water supply was recently tested by Cornwall County Council, mains electricity, LPG gas central heating. Private drainage – Tregarreg, Trelengor and Koeschi share a septic tank located on the left hand side, at the bottom of Tregarreg's garden. The tank is pumped out approximately every year at a cost we understand of about £250. Any excess water is pumped to a neighbour (Martin Penk's system) which was installed some 6 years ago. Photovoltaic panels on the roof we understand provide an income of circa £2,000 per annum.

COUNCIL TAX BAND G (see www.mycounciltax.org.uk).

DIRECTIONS From St Blazey follow the A390 towards Liskeard ascending Penpillick Hill proceed to Fowey Cross and just having passed the turning right to Fowey take a left turning to Lanlivery, follow this road a short distance down into a valley. At the bottom of the valley go past a white cottage on your left hand side and take the next turning left on to a private road marked 'Lynwood, Tregarreg and Trelengor' follow this private road through beautiful wooded grounds bearing right at the first fork, left at the second, go over a small bridge with white lines painted on either side and at the next fork, bear right into the grounds of Tregarreg.

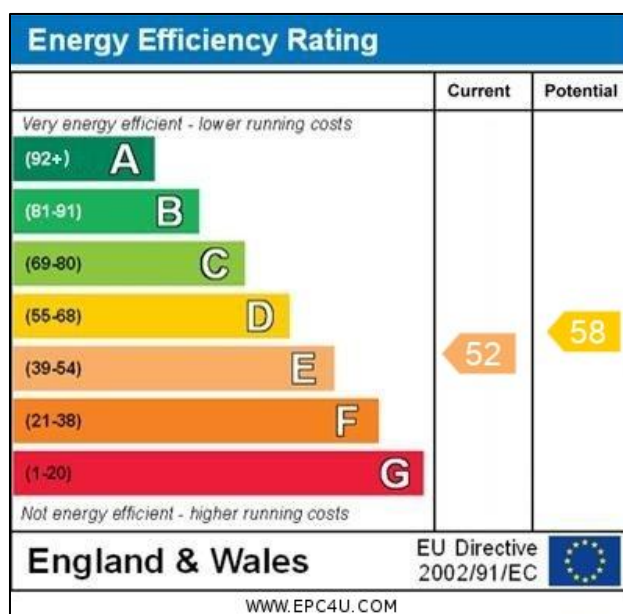
PRIVATE ROAD There are no annual charges for the private road, which we understand, is owned by Martin Penk of Lynwood. Any costs for the maintenance of the road are shared between the four houses accessed from the road, in proportion to the length of road used by each resident. The private driveway to Tregarreg where it branches off, is paid for by the owner of Tregarreg. We understand from our clients that there has only been one major resurfacing required of the road in the 28 years they have resided there.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

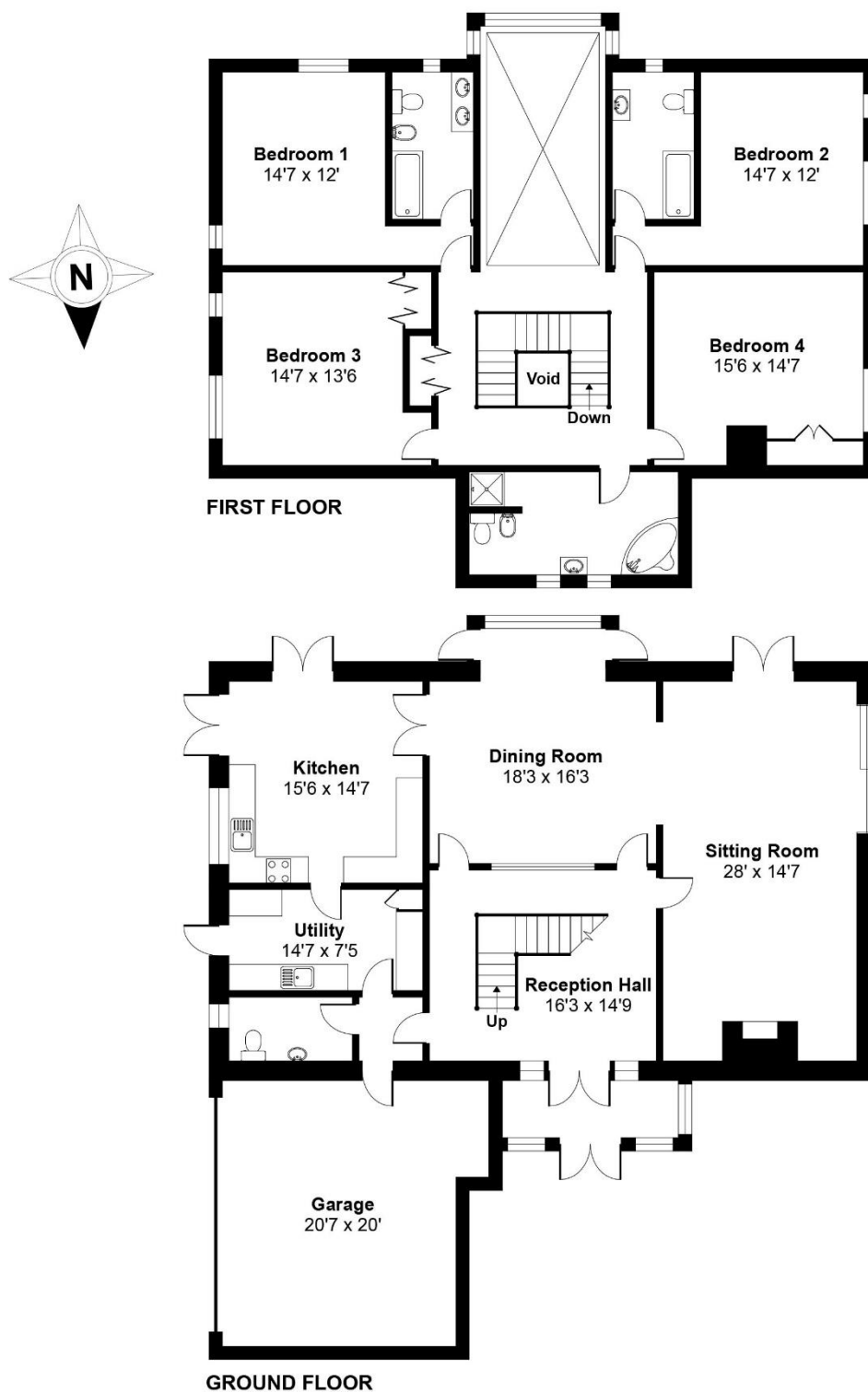


Not to scale – for identification purposes only.

Tregarreg, Lanlivery, Bodmin

Approximate Area = 3459 sq ft / 321.3 sq m (includes garage & excludes void)

For identification only - Not to scale



For reference only, not to form any part of a sales contract.

