



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR88603524

£345,000

Pixie Nook,  
Warleggan, Mount, Bodmin, Cornwall, PL30 4HB

**FREEHOLD**



**A beautifully renovated and charming semi-detached, Grade II Listed 1 double bedroom period cottage in a peaceful and idyllic rural hamlet location on the lower edge of Bodmin Moor in fantastic walking country, either out across the moor or through the river valley below. A picturesque cottage with many character features and several smaller outbuildings together with a large carport. To be sold with no onward chain.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Sitting room, kitchen/dining room, bathroom.

**First Floor** Large double bedroom.

**Outside** Pretty cottage gardens to the front, side and rear enjoying privacy. Various smaller outbuildings and detached well proportioned utility room outbuilding with potential. Large carport. Recently serviced hot tub available included in the sale.

### **DESCRIPTION**

Pixie Nook is a beautifully situated, impeccably presented, semi-detached, Grade II Listed 1 bedroom refurbished period cottage in a delightful rural hamlet surrounded by countryside.

The property provides exquisite accommodation comprising a characterful sitting room with inglenook fireplace, 23' long kitchen/dining room with tasteful dark blue cabinets, integrated appliances and a Belfast sink. The ground floor is completed by a period style bathroom with a freestanding claw footed roll topped bath and shower above. From the kitchen/dining



room a flight of stairs ascend to a large double bedroom under a pitched roof with a large double wardrobe recess and windows overlooking the front and rear gardens.

The gardens are beautifully planted in a cottage style comprising gravelled and paved patio areas, well planted and mature flower/shrub bed borders, stone walls and hedged boundaries providing privacy, an excellent range of outbuildings including a variety of storage sheds and a timber shed/utility room.



Accessed directly from the lane at the back of the property is a large carport which would easily convert to a full garage by just adding doors to the front. There is room to park a small car in front of the carport as well. Opposite the carport is a period outbuilding divided into stores, one of which is owned by Pixie Nook.



## **LOCATION**

Warleggan is a much sought after rural hamlet situated on the southern edge of Bodmin Moor in an Area of Outstanding Natural Beauty with lovely moorland and woodland valley walks on your doorstep. The River Warleggan, better known locally by its Cornish name 'Bedalder' runs through the valley below, and eventually joins the River Fowey. Together with the nearby village of Mount, the Parish of Warleggan boasts a lively community with a variety of local inspired activities in the village hall at Mount, notably a Friday shop and café which also acts as a valued meeting place for residents. The pretty village of St Neot is close by where there is a good traditional pub and a village shop open seven days a week.

Bodmin Moor provides wonderful walks and outriding over miles of open moorland featuring large tracts of forestry, a sizeable lake (Colliford Lake) to the north and many historical monuments and barrows together with rugged tors - a wonderful recreational area.



The River Fowey rises on the moor and there are lovely features such as Golitha Falls within a short drive. The A30 (Cornwall's main arterial road) is some 15 minutes' away providing a dual carriageway link out of county to Exeter where it joins the national motorway network. There is swift access to Cornwall's numerous south and north coastal holiday resorts and beaches. The nearby town of Bodmin provides a wide array of leisure, commercial and retail facilities, out of town trading estates and supermarkets, primary, secondary schools, a sixth form college and a mainline railway station. There is a private airfield in the nearby village of Cardinham and Newquay Airport, to the south west, provides daily shuttle flights to UK and some European airports.

To the north the rugged Atlantic coast provides beautiful coastal scenery and excellent bathing/surfing/kite surfing beaches. The softer south coast features nearby fishing villages at Looe, Polperro and Mevagissey with sandy beaches facing the English Channel. Fowey's deep natural harbour has sailing facilities, two yacht clubs and moorings for pleasure craft.



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

A slate canopy protects a half obscure glazed painted panelled door opening to:-





**SITTING ROOM – 14' x 9'8" extending to 15'1"** Initial reception area with space for a side table and fitted bench seat below a period window with shutters to the front. Two further windows with deep sills and shutters to the front and side. Painted beamed and boarded ceiling, painted wood boarded floor. White painted stone walls. Large inglenook fireplace with wood lintel, slate hearth and woodburning stove. Door to:-

**KITCHEN / DINING ROOM – 23'10" x 7'10"** High painted beamed and boarded monopitch ceiling with conservation roof window. Two further windows to the rear garden. Period door with inset window opening to the rear garden. Initial area of floor in painted wood boarding then changing to tiled wood effect flooring in the kitchen area. Fitted with a range of deep blue units under beechwood block worktops with a concealed integrated dishwasher, space for a fridge and freestanding cooker with concealed extractor over. Slate countertop with cut draining area leading to a white ceramic undermounted sink with chrome mixer tap over and attractive tiled splashback. Two period style radiators. Staircase to the first floor and painted wood door to:-





**BATHROOM – 8'6" x 6'1"** White enamelled freestanding claw footed bath with chrome taps and rain head shower over plus additional handheld shower. High flush wc, pedestal wash basin in a period style with chrome taps. High painted wood boarded monopitch ceiling with extractor fan and beam. Obscured window to the side garden, wood effect tiled floor, period style radiator.



### FIRST FLOOR

**BEDROOM – 14'8" x 10' extending to 14'3"** Dual aspect with windows to the front and rear, the one to the front having shutters and a deep sill. Painted wood boarded floor, painted boarded ceiling with canopied edges. Painted stone walling. Recessed painted wood boarded open fronted wardrobe and shelves. Period style radiator.



### OUTSIDE

The front garden is approached from the lane via an ornate wrought iron gate which opens onto a paved and gravelled path which approaches the front door, to the right of which is a mature flower/shrub bed with high hedging providing a screen. There is a natural stone wall boundary to the road with a further ornate wrought iron gate opening onto an ancient well and trough, inset into the front garden. To the left of the cottage is a raised paved sitting area enjoying the morning and early afternoon sun with a wooden gate opening into the back garden.





The rear garden comprises a gravelled and slate paved patio area adjacent to the back of the cottage with outside lighting and a fresh water tap. In one corner is a freestanding Worcester Bosch oil fired central heating boiler. The gravelled sitting area extends around to the left hand side of the property where there are large sitting areas enjoying the mid and late afternoon sun, there is also a hot tub which is included in the sale. Beyond the sitting areas are gently sloping lawns with sheltered areas interspersed with box hedging beyond which are well planted flower and shrub beds giving way to hedged and walled boundaries providing good privacy. In the lower left hand corner is a:-







**DETACHED TIMBER SHED / UTILITY ROOM**

**15' x 8'9"**. At either end of the shed are runs of roll edged laminated worktop surface with lockable storage cupboards beneath. There is space and plumbing for washing machine and further space for numerous appliances. Electric light and power points. There are windows to the front and side with further window to the entrance door. This building has great potential for replacement with an annexe subject to all necessary consents.

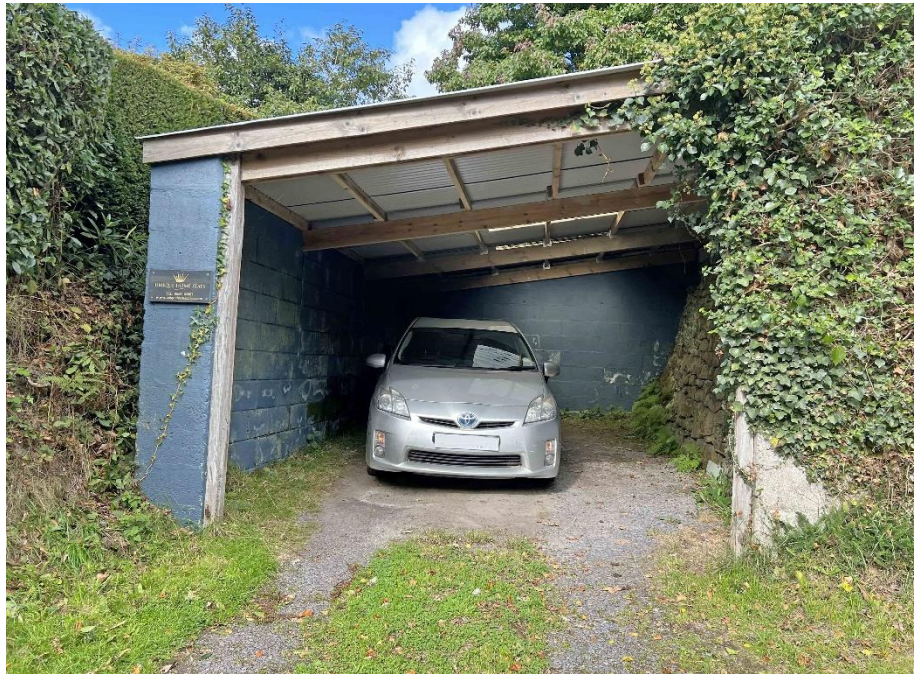


A path from the cottage ascends into the gardens where there is a concealed oil storage tank, a further timber garden shed, block built log store, a corrugated storage shed and a stone built open fronted store. Gardener's wc in one of the outbuildings.



A few yards down the lane towards the church is a vehicular entrance to a large open fronted carport owned by Pixie Nook.

**CARPORT – 22'5" x 14'.** Built of block and stone with a monopitch roof. It would be quite easy to turn this into a garage by fitting doors to the front. Opposite the carport is a store being part of a stone outbuilding.



## **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](mailto:sales@lillicrapchilcott.com).



**POST CODE** PL30 4HB.

**SERVICES** Mains water and electricity. Private drainage. Oil fired boiler providing hot a water and central heating. Woodburning stove in the sitting room.

**MOBILE PHONE COVERAGE** All major provides likely.

**BROADBAND** Ultrafast 1000Mbps highest available download speed.

**COUNCIL TAX BAND** Small Business Rates (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Please follow satellite navigation as it will lead you to within yards of the property. In the hamlet of Warleggan, Pixie Nook is very clearly visible to the north side of the village road with its carport at the western end of its frontage.

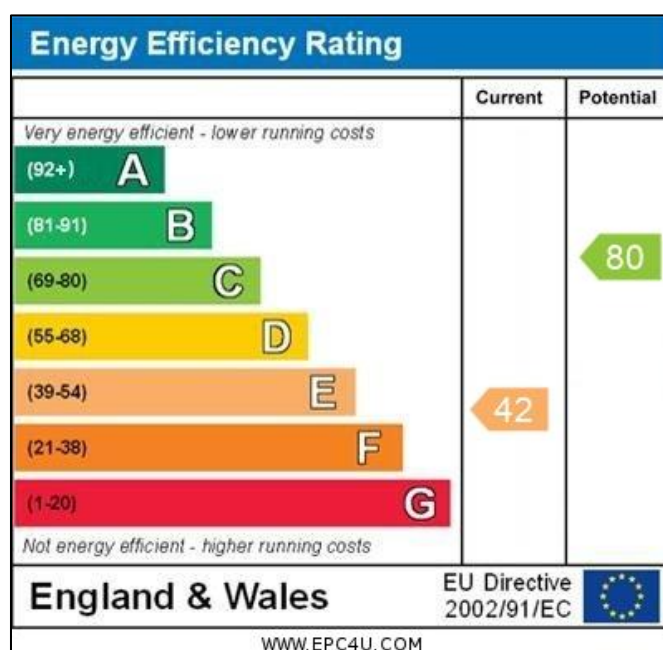
**WHAT3WORDS**///plotted.bookshop.variances

**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.**

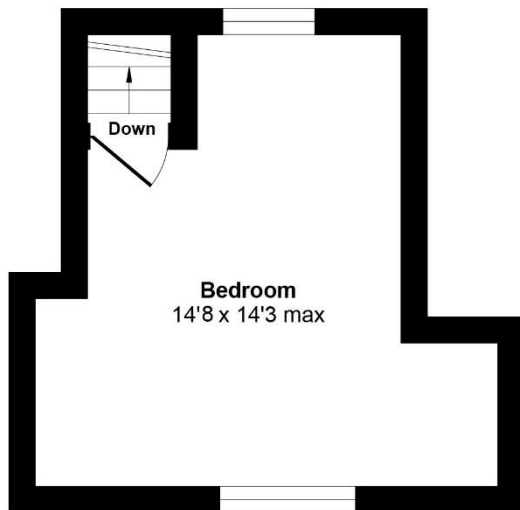
## Pixie Nook, Warleggan, Bodmin

Approximate Area = 620 sq ft / 58 sq m

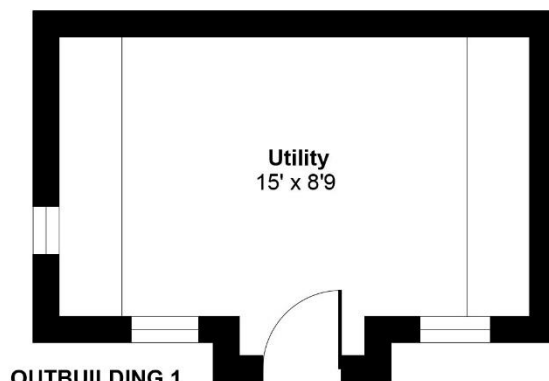
Outbuilding = 205 sq ft / 19 sq m

Total = 825 sq ft / 77 sq m

For identification only - Not to scale



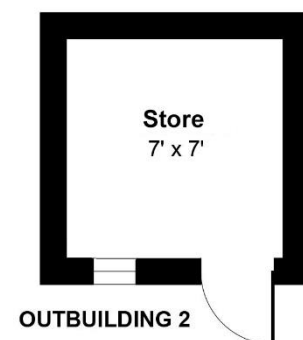
**FIRST FLOOR**



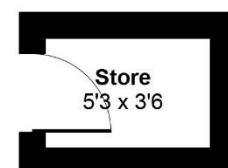
**OUTBUILDING 1**



**GROUND FLOOR**



**OUTBUILDING 2**



**OUTBUILDING 3**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
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