

PEN COS, LANLIVERY, BODMIN, PL30 5BT



A modern and well appointed three bedroom detached house, which is a Section 106 discounted property for buyers who meet the local connection and eligibility criteria, located on the fringes of this popular village with superb countryside views.

Accommodation Comprises:- Entrance hall, cloakroom, lounge, dining room, kitchen, landing, three bedrooms (Master with en-suite shower room), family bathroom, wood effect uPVC double glazing, electric heating, ample parking to the front, enclosed rear garden with patio and a timber shed.

£234,000

SITUATION

Lanlivery is a small rural village which is situated approximately one and a half miles west of the historic town of Lostwithiel. The village has a thriving community and is home to St Brevita Parish Church with its impressive 100ft tower which was built in the 15th century but has been restored in recent times. In the centre of the village is a Primary School and Little Foresters Pre-School, plus the popular 'The Crown Inn', which dates back to the 12th century. The neighbouring town of Lostwithiel is steeped in history and offers a variety of shops and amenities including a mainline train station. The larger market town of Bodmin provides a comprehensive range of shopping facilities and services, approximately five miles north of the village.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Wood effect uPVC double glazed front entrance door opening into:-

Entrance Hall

Stairs rising to first floor. Wood strip flooring. Built-in cloak cupboard. Opening to dining room. Door to lounge. Door to:-

Cloakroom

White low level W.C and corner wash hand basin. Radiator. Wood strip flooring. Extractor fan.

Dining Room

11' 5" x 10' 0" (3.47m x 3.06m) (Maximum) Radiator. Wood effect uPVC double glazed window to front elevation. Telephone, broadband and TV aerial points. Wood strip flooring. Space for fridge/freezer. Wide opening to:-

Kitchen

11' 5" x 8' 2" (3.47m x 2.49m) Modern range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space for a range style cooker. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Small breakfast bar. Extractor fan. Wood strip flooring. Wood effect uPVC double glazed window to rear elevation with glorious countryside views. Radiator. Built-in under stairs cupboard. Wood effect uPVC double glazed stable door to rear garden.

Lounge

18' 8" x 10' 9" (5.68m x 3.28m) Dual aspect room with wood effect uPVC double glazed window to front elevation and french doors opening to the rear garden. Radiator. Wood strip flooring.

FIRST FLOOR

Landing

Radiator. Wood effect uPVC double glazed window to rear elevation with glorious countryside views. Access to loft space (Insulated, boarded, two Velux roof windows and a pull-down ladder). Doors to all bedrooms and family bathroom.

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m) Wood effect uPVC double glazed window to rear elevation with glorious countryside views. Radiator. Door to:-

En-Suite Shower Room

8' 2" x 4' 9" (2.48m x 1.46m) Suite comprising:- Large corner shower cubicle with Triton shower unit, white low level W.C and vanity wash hand basin. Radiator. Extractor fan. Shaver socket. Wood effect uPVC double glazed window to front elevation.

Bedroom Two

10' 8" x 7' 7" (3.24m x 2.32m) Wood effect uPVC double glazed window to front elevation. Radiator. Built-in wardrobe. TV aerial point.

Bedroom Three

7' 7" x 7' 7" (2.32m x 2.32m) Wood effect uPVC double glazed window to rear elevation with glorious countryside views. Radiator.

Family Bathroom

7' 1" x 7' 0" (2.17m x 2.13m) (Plus door recess) White suite comprising:- Panelled bath with mixer shower, low level W.C and vanity wash hand basin. Built-in cupboard. Heated towel rail. Extractor fan. Shaver socket. Wood effect uPVC double glazed window to front elevation.



OUTSIDE

The property is approached from the road via a gated entrance, opening to a large gravelled frontage with parking for several vehicles and turning area. There is access to either side of the property leading to an enclosed rear garden, which is predominantly laid to lawn with an adjoining patio and timber shed. The garden backs onto fields with extensive views of the surrounding countryside.

ELIGIBILITY

This Section 106 discounted property is being offered at £234,000 which represents 60% of the full market value.

We would be looking to prioritise someone with an Area Local Connection to Lanlivery by:-

- Residency/permanent employment of 16 + hours per week for 3 + years within the immediate preceding 10 years.

OR

- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years.

OR

- Born in the parish.

OR

- Permanent Resident for at least 10 years of the first 16 years of their life.

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of Lanivet, Lanhydrock, Lostwithiel, St Sampson, Tywardreath, Par and Luxulyan.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details.

ENERGY RATING

D (57).

SERVICES

Mains electricity and water. Private drainage (Shared Septic Tank).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading west from Lostwithiel on the A390, turn right when signposted for Lanlivery. Follow this road to the centre of the village and continue past the Primary School until the property is identified on the right-hand side.



LOUNGE



EN-SUITE SHOWER ROOM



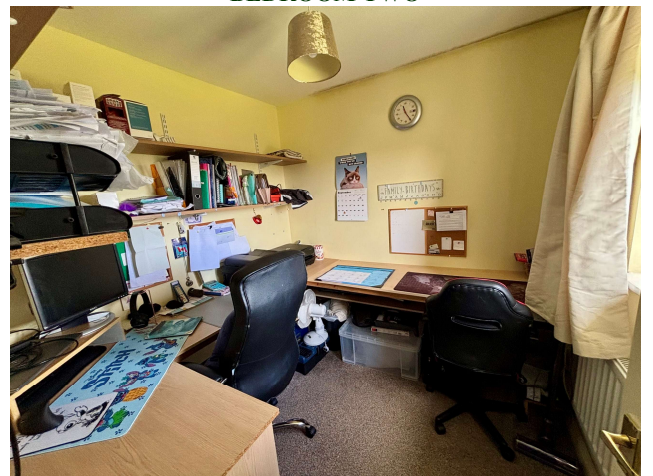
DINING ROOM



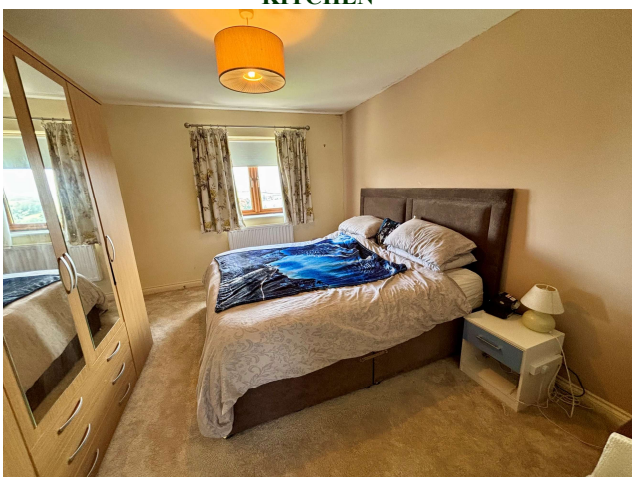
BEDROOM TWO



KITCHEN



BEDROOM THREE (CURRENTLY USED AS AN OFFICE)



BEDROOM ONE



FAMILY BATHROOM

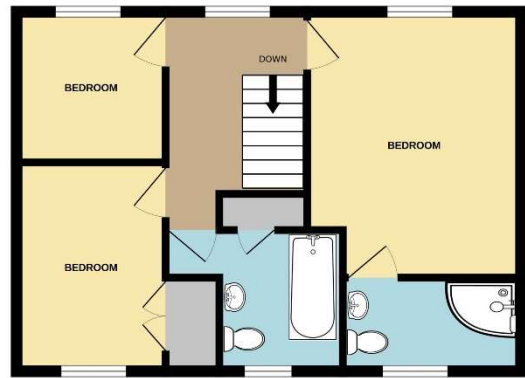


REAR GARDEN WITH FAR REACHING COUNTRYSIDE VIEWS

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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