



Vivian's Wing



**STAGS**



# Vivian's Wing

Glynn House, Bodmin, PL30 4AU

Fowey - 12.5 miles Plymouth - 30 miles A30(T) - 2 miles Truro - 27 miles

A handsome, south facing wing of a Grade II\* Listed Palladian mansion set in a wonderful position overlooking the Glynn Valley and extending to some 2,185sq ft

- Fabulous rural views
- Extending to 2,185 sqft
- Kitchen/breakfast room
- Study/box room
- Freehold
- Wing of Palladian mansion
- Formal sitting room
- 2 Bedrooms
- Garden
- Council Tax Band B

Guide Price £455,000

## SITUATION

Located between the north and south coasts of Cornwall, Vivian's Wing stands above the picturesque Glynn Valley and is approached over a long driveway that serves the main house and a small number of other properties. The area is perhaps best known for Cardinham Woods. Managed by the Forestry Commission, this nearby woodland is a haven for walkers, cyclists and horse riders with a network of trails, great views and delightful scenery.

Around 3 miles distance is the National Trust owned Lanhydrock House, again with attractive walks and cycle trails together with the late Victorian country house. Bodmin is 4 miles away and provides a wide variety of shops alongside a choice of supermarkets, educational facilities and a leisure complex.

On the south coast is the scenic River Fowey, an ideal place to keep either a yacht or dinghy as together with its creeks and inlets it provides fantastic opportunities for day sailing. The pretty villages of Lerryn and Golant are well worth visiting, as is the historic port of Fowey.

The A30 trunk road is 2 miles away and links the cathedral cities of Exeter and Truro (27 miles). The A38 to Plymouth (30 miles) is also within easy reach. Bodmin Parkway mainline railway station is a mile distant. Newquay airport is 20 miles away, with daily flights throughout the UK and Europe.





## THE PROPERTY

Originally the centre of one of Cornwall's grandest estates, Glynn House is thought to be mid to late 18th Century and was occupied by the Glynn family until the property was purchased by Major General Sir Hussey Vivian in the 1830's. A hero of Waterloo, he added the impressive plaster motifs in Glynn Hall's reception rooms, depicting his medals from the Peninsular War. The Vivian family finally sold the estate in 1947.

Vivian's Wing enjoys a magnificent southerly vista across the picturesque wooded Glynn Valley and forms the right hand portion of the principal southern wing of the mansion. Extending to around 2,185 square feet over two floors, the exceptionally grand and spacious accommodation is beautifully proportioned and full of natural light, courtesy of the wonderful tall sash windows, some with original shutters. This comfortable home retains a number of Period features, including lofty ceilings, cornicing and original fireplaces.

Approached from the rear into a reception hall with quarry tiled floor, staircase and cloakroom. The formal sitting room faces south and benefits from an open fireplace. The kitchen has a basic range of units and broad windows to the front. Rising to the first floor there are two gracious double bedrooms, a family bathroom and study/box room that can be closed off from the landing by a door.

## OUTSIDE

The garden for Vivian's Wing is located to the east of the property. This area is wooded with a lawn and adjoins the communal parking

## SERVICES

Mains water and electricity. Oil fired central heating. Communal private drainage system. Utilities are separately metered but overseen and billed by the Management Company. There is a right of way for the property over the driveway and to access the septic tank in the woodland. A Service charge will apply and details can be provided by Stags.

Standard and Ultrafast broadband may be available (Ofcom). O2 and Vodafone networks are likely to be available indoors and EE, Three, O2 and Vodafone coverage is likely to be available outdoors (Ofcom)

## AGENTS NOTES

Some images of rooms have been virtually staged to suggest possibilities, alongside the original photos. The property will be empty of furnishings upon viewing. There is an area of Flying Freehold.

## DIRECTIONS

The postcode PL30 4AU will take you to the property using a Satellite Navigation system. From the former lodge building on the A38, the property is situated approximately 0.6 mile along the driveway.

## VIEWING

Strictly by prior appointment with Stags Truro Office on 01872 264488





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



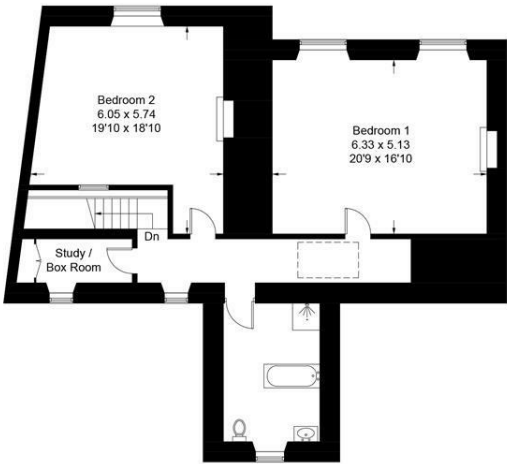
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

61 Lemon Street, Truro, TR1 2PE

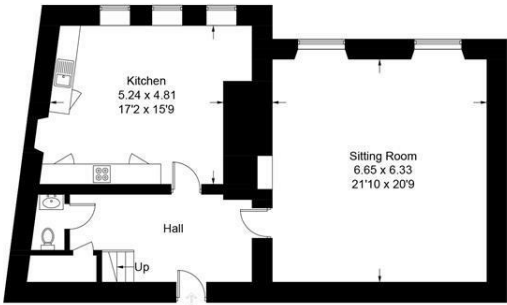
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Approximate Gross Internal Area = 203 sq m / 2185 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1182403)



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