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Keeper's Cottage



## Keeper's Cottage, Glynn House, Bodmin, PL30 4AU



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

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A charming attached character cottage, part of the Glynn House estate in the picturesque Glynn Valley

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- Character features
- Freshly decorated and carpeted
- 2/3 Bedrooms
- Sitting Room
- Kitchen
- Dining Room
- Garden & parking
- No onward chain
- Freehold
- Council Tax Band B

Guide Price £365,000

### SITUATION

Located between the north and south coasts of Cornwall, Keeper's Cottage 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.

Located to the east of the original mansion, Keeper's Cottage is a delightful attached character home that has recently been redecorated and recarpeted throughout.

Retaining a number of traditional features, the property is approached into a hallway with slate flag floor and door to the communal courtyard. The kitchen also has a slate floor, range of units, butler sink and utility area off. The ground floor is completed by a dining room and separate wc.

The first floor is much larger than the ground floor with lovely galleried landing, spacious sitting room and two/three bedrooms the master with its own sitting room/dressing room (which could be reconfigured to create bedroom three) and shower cubicle. The family bathroom features a former marble style fireplace.

### OUTSIDE

Parking is available within the communal parking area and adjacent to this is the garden with lawn and mature trees.

### 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 are available from 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)

### 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

### AGENTS NOTE

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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	

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