



1, Newton Lane



1, Newton Lane

Lanhydrock, Bodmin, PL30 4AH

Bodmin Parkway - 2 miles Fowey - 9.5 miles Bodmin - 4 miles

An attractive semi-detached character cottage, thoughtfully renovated and enjoying wonderful countryside views

- Beautiful setting at Lanhydrock
- Surrounded by picturesque walks and countryside
- Renovated character cottage
- Sitting room
- Re-appointed kitchen
- 2 Double bedrooms
- Bathroom
- Garden, outbuilding and garage
- Freehold
- Council Tax Band C

Guide Price £395,000

SITUATION

1 Newton Lane enjoys an idyllic rural setting on the edge of the National Trust's Lanhydrock House and grounds, perfectly placed to explore the unspoilt woodland and riverside walks around Respryn and the River Fowey. Lanhydrock House itself, a grand Victorian mansion and former seat of the Agar-Robartes family is the focal point of this 890 acre estate with an array of cycle trails and parkland walks on your doorstep.

Ideally located between Cornwall's rugged north coast and the gentler south coast, the cottage is within easy reach of sandy beaches and harbour towns such as Padstow, Fowey, Charlestown and Port Isaac. The nearby Camel Trail follows the old railway line through Bodmin to Wadebridge and onto Padstow, while Bodmin Moor to the east offers open landscapes and walking trails in an Area of Outstanding Natural Beauty.

Bodmin Parkway mainline station is within walking distance via the scenic Station Walk, providing direct links to London Paddington. Newquay Airport is also accessible, offering flights to a range of domestic and international destinations.



THE PROPERTY

1 Newton Lane enjoys a southerly aspect with wonderful views over surrounding countryside and ancient woodland. Following a comprehensive refurbishment, this attractive semi-detached cottage offers beautifully presented and stylish accommodation. During the renovation programme, the vendors have used traditional lime plaster and added a contemporary touch.

Approached over a shared lane, the cottage features exposed stone elevations and is entered into a double glazed porch. Stretching across the frontage is a lovely sitting room with sash window, period style electric radiator and a woodburning stove set into a fireplace with granite mantel over. At the rear of the property is an impressive, brand new Shaker style kitchen with Quartz worksurfaces and boiling water tap. Integrated appliances include an electric Bosch oven, ceramic hob, dishwasher and microwave. Attractive granite feature, tiled floor with underfloor heating, period style radiator. Completing the ground floor is a utility room with stable door to garden, space for washing machine, tiled floor with underfloor heating and Shaker style units with sink/drain and walnut worksurface.

Rising to the first floor, there are two double bedrooms with period style radiators, along with a bathroom incorporating a bath with shower over, wash basin on vanity stand and concealed cistern wc. Ladder style towel warmer.

OUTSIDE

1 Newton Lane is one of a pair of similar properties and benefits from front and rear lawned gardens. In the northern section of the plot, there is a traditional storage building with two separate rooms, along with a gardeners wc.

A short walk from the property along Newton Lane is a pair of garages in a stone building. The left hand garage is owned by 1 Newton Cottages, with parking for one vehicle and there is a right of access over the driveway that is shared with the adjacent property

SERVICES & NOTES

Mains water and electricity. Shared private drainage (located on adjoining property). Electric heating with underfloor in the kitchen, utility and bathroom. Upto standard broadband is available (Ofcom). Mobile coverage is variable in-home and good outdoors with O2 and Vodafone, good outdoors only with Three (Ofcom)

There is a right of way in favour of the neighbouring property across the rear garden. There are restrictive covenants in place - please refer to Stags Truro.

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488

DIRECTIONS

From Respryn car park, turn right and then after a short distance left towards Lanhydrock. Upon reaching the gates, turn left into an unmade lane (Newton Lane) and then after a few hundred yards, the property is on the left.

What3words: ///reveal.narrating.still



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.

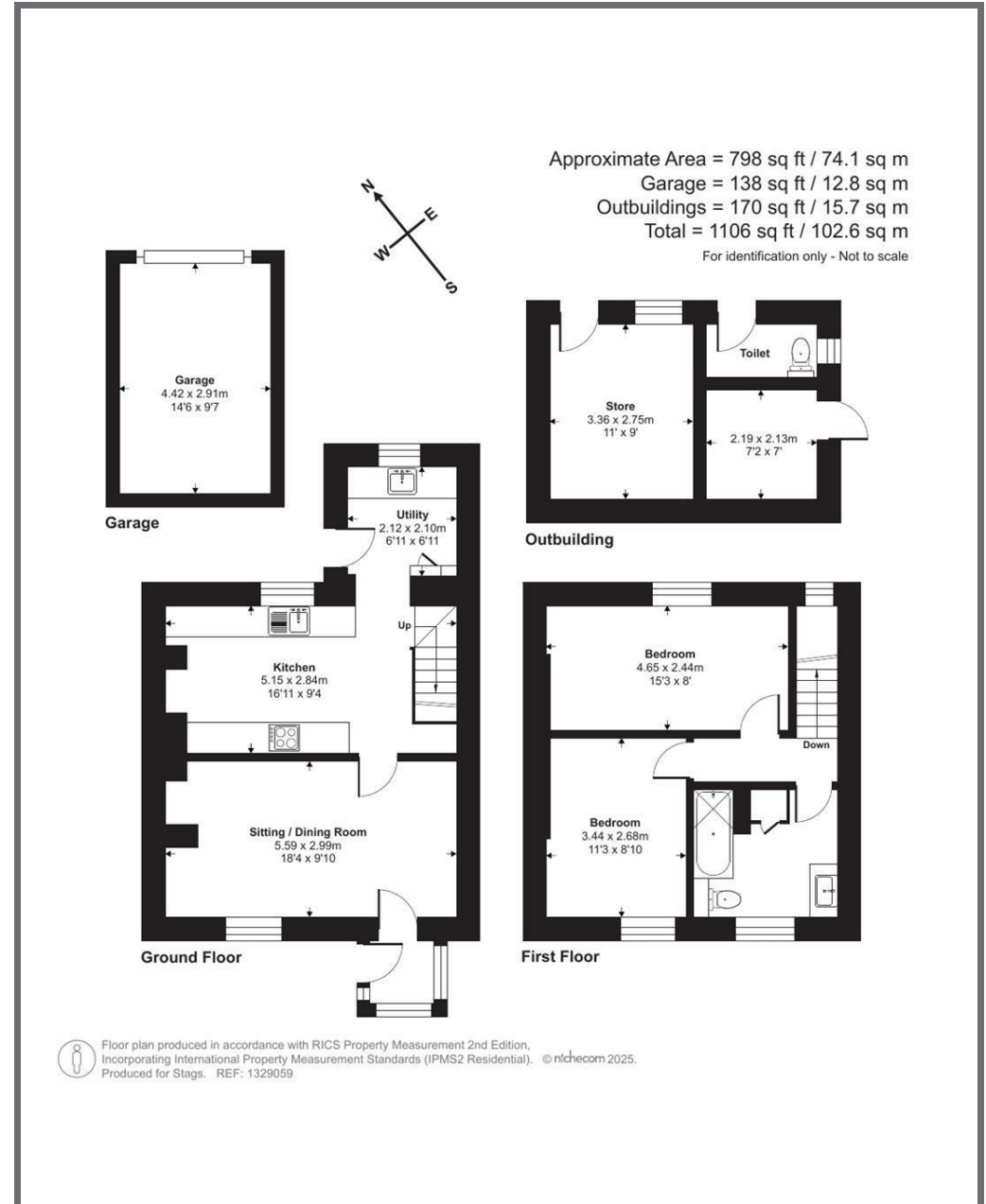


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		66
	30	
England & Wales		EU Directive 2002/91/EC

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London