



The Old Vicarage











# The Old Vicarage

Luxulyan, Bodmin, Cornwall, PL30 5EE

Lostwithiel - 5 miles St Austell - 6.5 miles Fowey - 8.5 miles

A substantial detached family home, beautifully presented throughout and nestled amidst mature gardens of 0.63 acre

- Central village location
- Superb 31'6" vaulted kitchen/living area
- Five bedrooms (all en-suite)
- Access to 'Outstanding' schooling
- Council Tax Band E
- Extending to 2739sqft
- Three further reception rooms
- Lovely mature gardens & Circular driveway
- Close to great walks
- Freehold

Guide Price £750,000

## Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | [truro@stags.co.uk](mailto:truro@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION

The Old Vicarage nestles amidst lovely, tree-lined established gardens of around 0.63 acre in the heart of this popular village. Local amenities include a primary school, post office/shop, public house, parish church and a railway station on the Par/Newquay branch line. The Luxulyan Valley is both a beautiful, natural woodland and a fascinating heritage site. The steep-sided valley stretches along the banks of the River Par from Luxulyan to St Blazey and offers some wonderful walks. Also within easy reach are The Clay Trails, a network of walking, cycling and riding paths meandering through mid Cornwall. The Eden Project is just 2 miles distant.

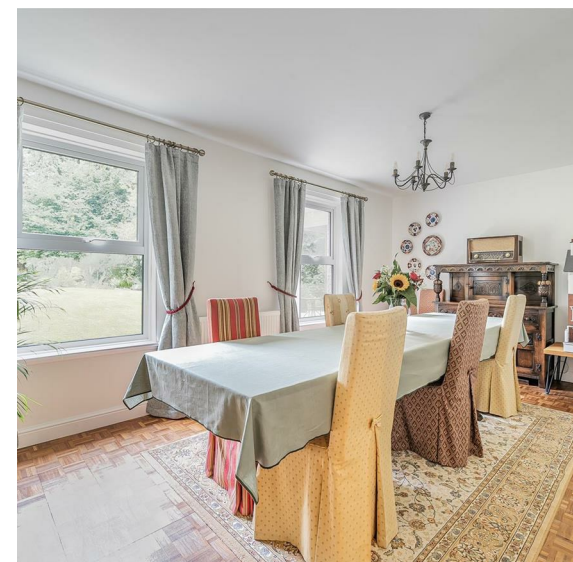
Around 5 miles distant is the ancient Stannary town of Lostwithiel, which boasts an array of interesting shops together with pubs and restaurants. For sailing enthusiasts, the picturesque waterside town of Fowey is approximately 8.5 miles distant and benefits from a range of maritime facilities including The Royal Fowey Yacht Club. Renowned for its bustling harbour, this unspoilt estuary town is a haven for sailors with regular racing during summer months.

## THE PROPERTY

An impressive modern home positioned in generous mature gardens and within walking distance of the village amenities. Beautifully presented throughout and extending to some 2739 sq ft, the property is approached to a granite chipped circular driveway through a gated entrance.

The flexibly arranged accommodation is currently a family home and Bed & Breakfast. Alternatively the property could be occupied as a substantial residence, potentially suiting multi-generational living.

The welcoming reception hall has a staircase rising to the first floor together with access to three reception rooms. The formal sitting room has french doors opening to the garden and a woodburning stove. The adjacent dining room also overlooks the rear garden whilst the third reception room is perfect for a home office or play room. Completing the original ground floor is a cloakroom and utility.







In more recent years, a linked extension has been added which comprises an outstanding open plan living area with 12'6" high vaulted timbered ceiling and an almost fully glazed gable end that opens to the garden. Comprehensively appointed with a contemporary Shaker kitchen and large oak topped central breakfast island. Adjoining this is a double en-suite bedroom.

On the first floor of the main house are four further en-suite bedrooms, all impeccably presented and stylishly appointed with contemporary white sanitary ware, including a luxurious freestanding slipper bath in the master suite.

### GARDENS & GROUNDS

Set centrally withing the grounds, the property has a circular driveway with surrounding parking and garden shed. The vendors have drawn up plans for a triple garage with annexe over and these are available (Planning Consent has not been applied for). There is a TPO in place on the mature trees which gently shade the lawns and add to the feeling of privacy. Some 0.63 acre in size, the garden is ideal for a family and there is a sun terrace outside the extension.

### SERVICES & NOTES

Mains water and electricity. Private drainage. Oil fired central heating. Superfast broadband is available with download of 72mbps (Ofcom & vendor). Mobile coverage is limited (Ofcom)

As is common with many former Diocese properties, there is a Chancel repair liability and an overage clause in place, this does not however apply to the proposed garage building

### DIRECTIONS

Proceed to Luxulyan and The Old Vicarage will be found close to the Parish Church and opposite the Primary School.

What3words: ///utter.wording.trail

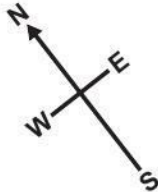
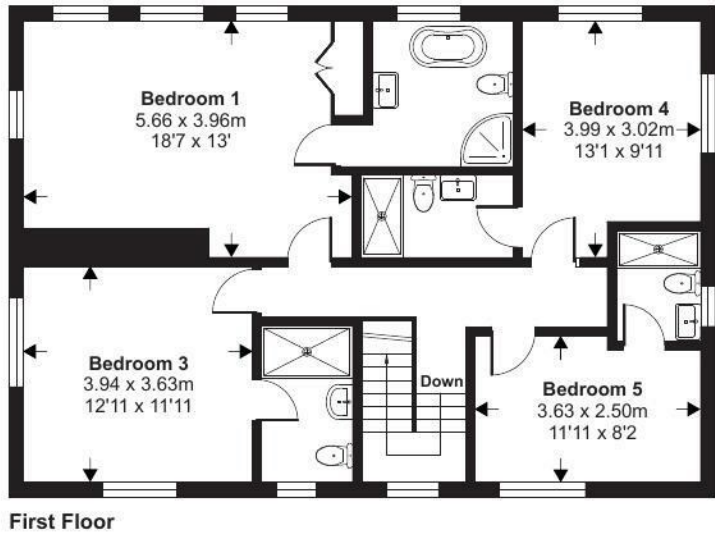
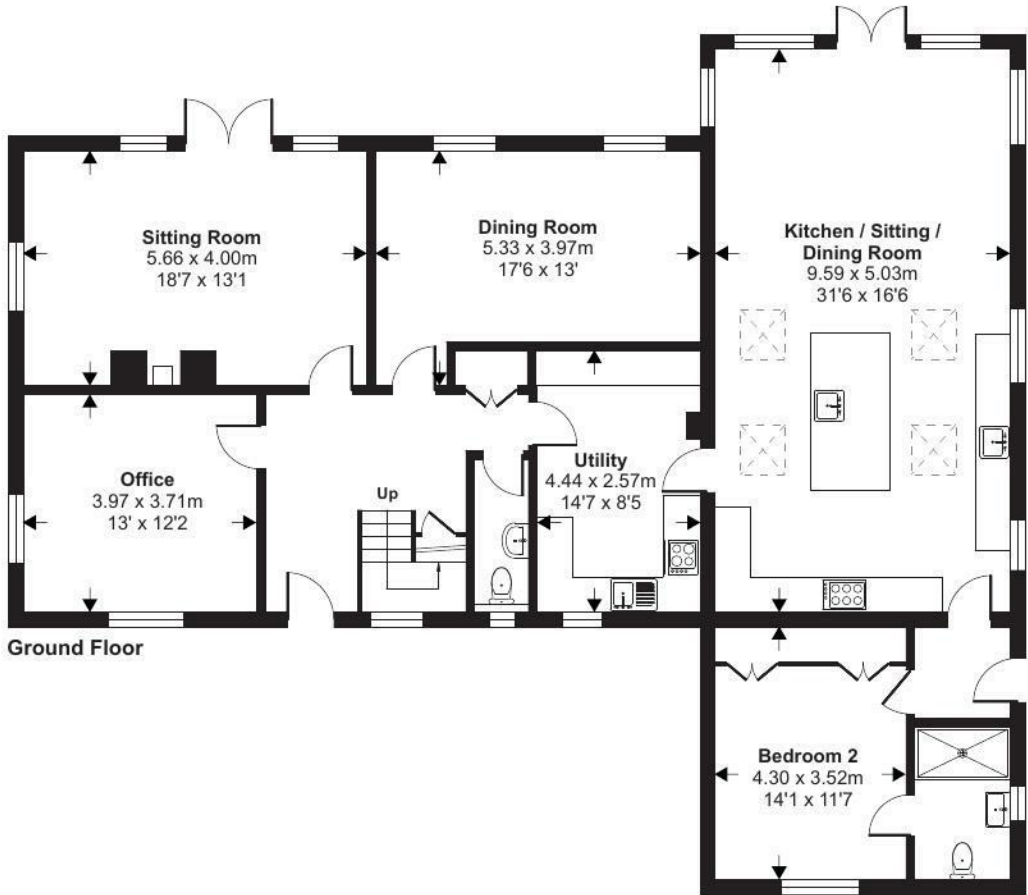
### VIEWING

Strictly by prior appointment with Stags 01872 264488



Approximate Area = 2739 sq ft / 254.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1176088



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		







