



Chyreen
Treingle Hill, Lanivet

LODGE & THOMAS
ESTABLISHED 1892

Chyreen,
Treingle Hill, Lanivet,
Bodmin PL30 5JX

Guide Price - £450,000 Freehold

- Four bedroom detached 1980's bungalow
- Fabulous open views
- Rural setting between Bodmin & Lanivet
- Gardens & attached garage
- 5.4 acre paddock
- Agricultural Occupancy Condition
- Vacant possession – no chain

A very well-proportioned detached 1980's bungalow in a quiet, off-road setting with astounding rural outlook and 5.4 acre paddock, convenient for Bodmin, Wadebridge and the A30.

The property has a neighbouring barn with Class Q permission for conversion, plus 2.4 acres of land available by separate negotiation.

Chyreen was built in the 1980's and whilst it is well cared for, would benefit from modernisation.

Agent's Note: The property is subject to an Agricultural Occupancy Condition, which limits the occupancy to somebody who is or has been wholly or mainly employed in agriculture or forestry. Further information available on request.



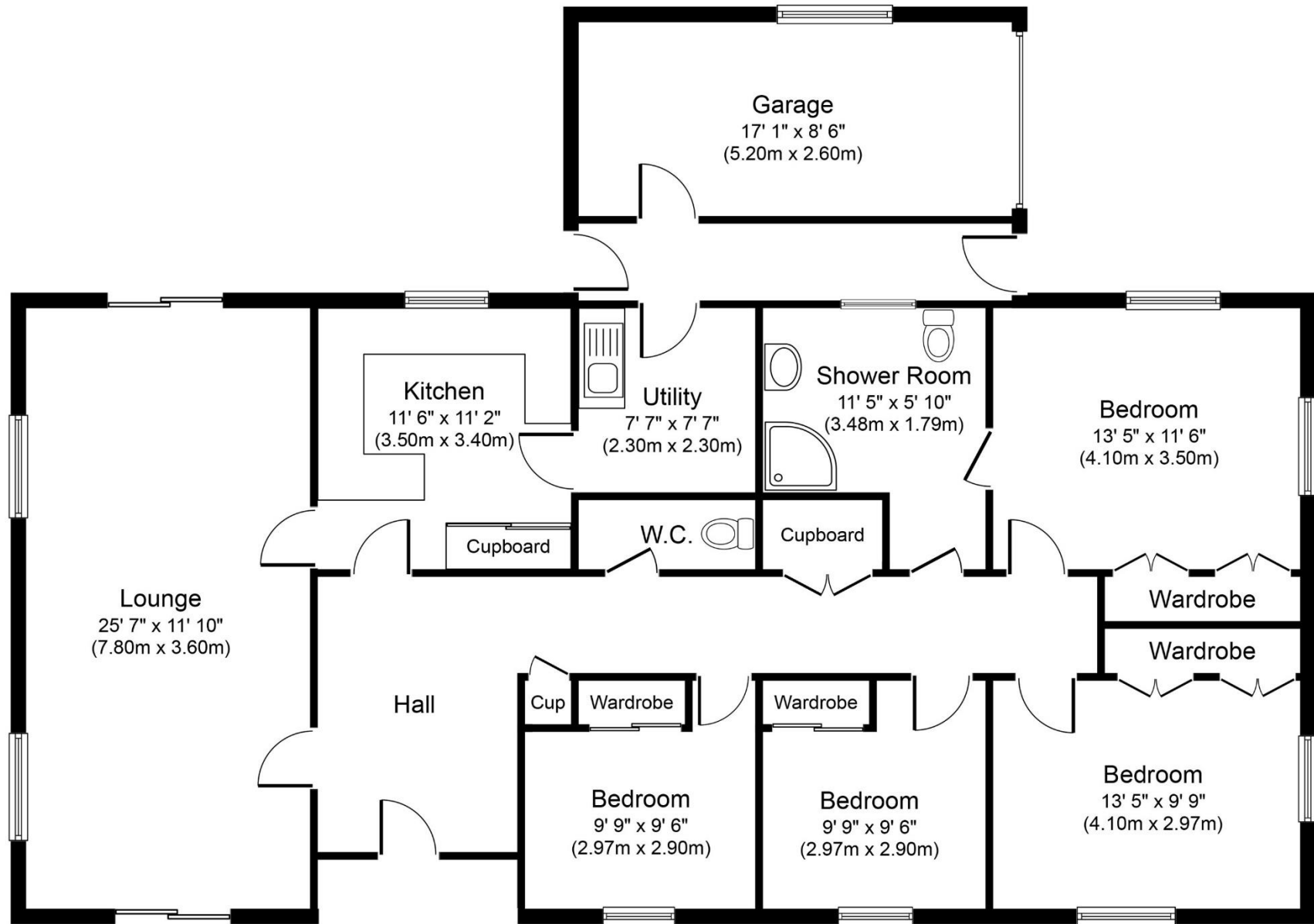
Its spacious layout comprises a large entrance hall, dual aspect lounge/diner, kitchen, separate utility room and four bedrooms, all with built-in wardrobes. There is a Jack and Jill shower room and separate wc, whilst the accommodation is warmed by electric heating, complemented by double glazed windows.

Outside the spa-dash elevations help to keep maintenance requirements to a minimum, and there is ample parking for a number of vehicles, at the head of which is an attached single garage.

Level lawn gardens surround the property and enjoy both a sunny aspect and amazing far-reaching rural views to the north.

Immediately adjoining the bungalow is a paddock of approx. 5.4 acres. This slopes gently and has a natural hedging on two sides with stockproof fencing on the remaining sides. A five bar gate provides access to the paddock and for a neighbouring farmer to access his nearby field.





Approximate Floor Area
1,624 sq. ft.
(150.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Location

Trengle is a small rural hamlet off the A389, 1.5 miles south-west of Bodmin. From this elevated location, amidst countryside, the bungalow is ideally positioned for the many and varied shopping, schooling and business facilities within the former County town of Bodmin. Famed for its former jail and hospital, it is a town with a rich and fascinating history. From the town, the former railway line is now a hugely popular nature and cycle trail leading all the way through neighbouring Wadebridge to the iconic north Cornish coast harbour town of Padstow on the Camel Estuary, 14 miles away by road. Close to hand in nearby Nanstallon is a popular primary school with another primary school in Lanivet, approx. 1 mile away. Here one can take advantage of the village shops, Post Office, public house and well-known fish and chip shop, on the way to the Innis Downs junction on the A30, 1 mile further on.

Services: Mains electricity and private drainage. The water is currently provided by the next door farm and it is a condition of sale that the new owners of Chyreen will provide their own water supply within 12 months of purchase. The nearest water main is believed to lie just outside the lower boundary hedge to the north, but prospective buyers are advised to make their own enquiries in this respect. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: D **EPC:** E49

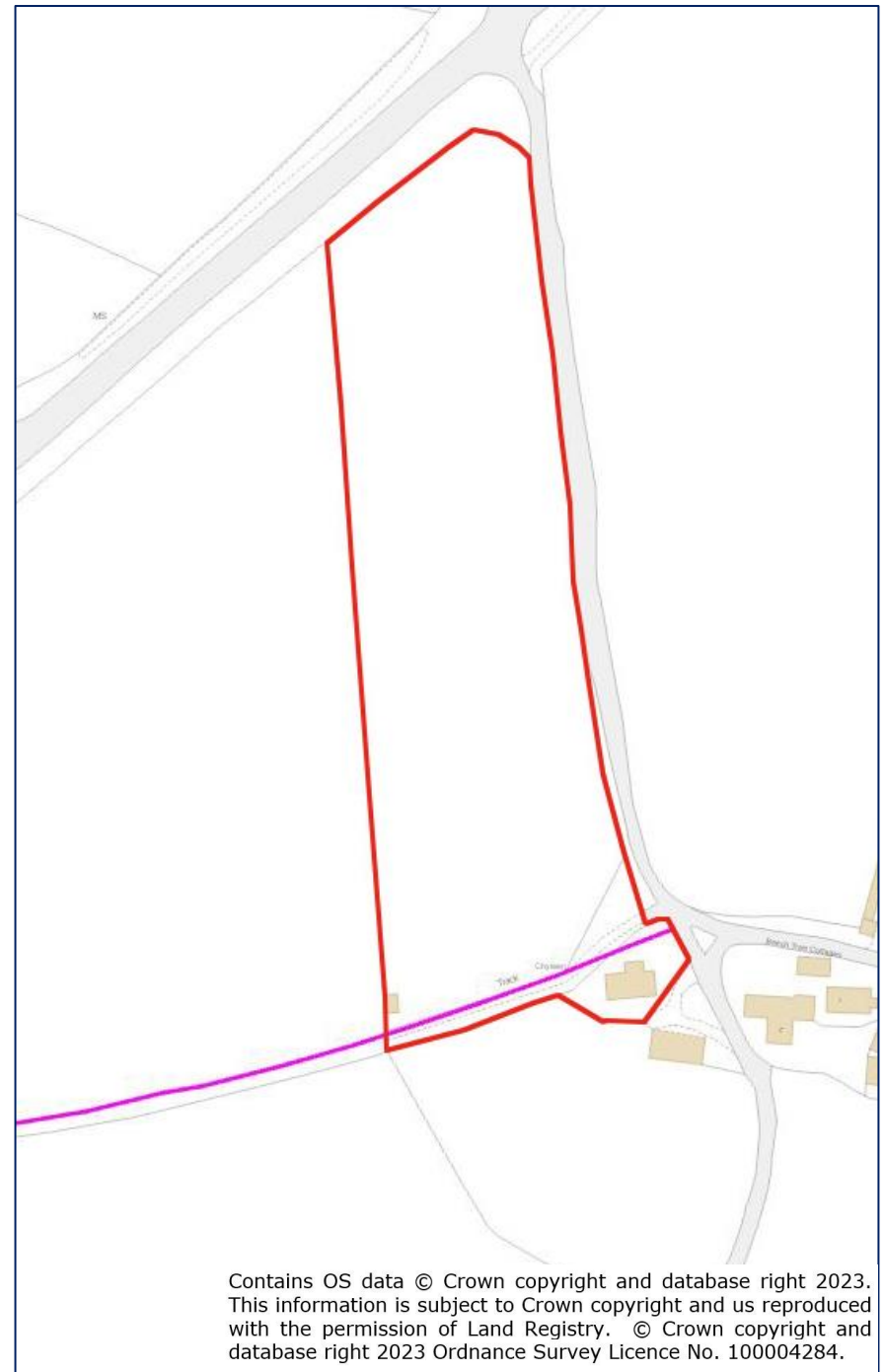
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. The neighbouring farmer uses the five bar gate to access his field. A public footpath crosses the property between Trengle Hill and the A389.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Viewings strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: Leaving the A30 at Innis Downs, follow the signs for Bodmin on the A389. Proceed through the village of Lanivet to a crossroads where turn right into Trengle Hill. The property for sale will be found $\frac{1}{4}$ of a mile up the hill on the right hand side.

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