

Lanvale House , St Mawgan, Cornwall, TR8 4EU



STUNNING 3150 SQ FT INDIVIDUAL RESIDENCE IN THE DESIRABLE VILLAGE OF ST MAWGAN SET IN DELIGHTFUL MATURE PRIVATE GARDENS WITH AN OUTDOOR HEATED SWIMMING POOL, AN INTEGRAL DOUBLE GARAGE AND A DILIPIDATED GATE HOUSE WITH POTENTIAL

- 4 Bedroom, 3 Bathroom individual detached property
- Ground and Lower Ground floor flexible accommodation
- Stunning mature surrounding gardens
- OFFERED WITH NO ONWARD CHAIN
- 0.4 acre mature plot with large gravelled driveway
- Heated outdoor swimming pool, hot tub area and changing room
- Multiple balconies, terracing and patio areas
- Integral Double Garage, Utility Room, wine cellar
- Large feature ground floor lounge with elevated Valley views
- Dilapidated gate house for potential guest conversion

Reduced To £1,250,000 Freehold

Lanvale House was built by the current owners in 2001/2002 to a high specification and an individual design to take advantage of the plot and valley views. Approaching off the road, the entrance driveway passes the two storey building with potential and opens up onto a large sheltered gravelled parking area flanked by high walls and the house itself, affording access to the large integral double garage.

The ground floor of the house comprises much of the living accommodation combined with one bedroom accessed off an impressive entrance hall and landing with stairs leading down to the lower floor bedroom accommodation. The main reception room features a substantial timbered vaulted ceiling and a tall picture window array overlooking the grounds, the pool and the wooded valley beyond. The kitchen/diner has a separate utility room/laundry leading onto a spacious dining patio, whilst the kitchen, lounge and master bedroom all have access to private South facing balconies overlooking the grounds and pool area.

The lower ground floor accommodation currently features 2 bedrooms and one bathroom but both rooms could be en-suite by incorporating a store room (with pre-plumbing). The central lower ground floor room is the largest currently being used as an office but this could equally be used as a third bedroom on this level. All South facing lower rooms have external doors opening up onto mature patio areas overlooking the pool.

The flexible layout of the house lends itself as presented as one large house but it could also be split over two floors without major works, providing a lower floor apartment for family living or perhaps letting and income.

The grounds have been well planted and meticulously cared for over the Years, now presented as a very mature and private surrounding garden with multiple seating areas to take advantage of the peaceful and sunny valley setting, with meandering pathways and a fully gated walled swimming pool area.

The pool itself is heated by a solar capillary heat exchange system, backed up by the main house oil fired boiler if required. The pool has an automatic pool cover and pump/plant room adjacent to a useful externally accessed shower/changing room close to

the hot tub base (tub available by separate negotiation) with extendable canopy over.

The detached building in the grounds has got planning history for residential conversion (long since lapsed) but is an existing building with clear potential to create more living accommodation or perhaps some form of semi-commercial use such as a gallery or home office etc. This building is in a poor state of repair and will require substantial remedial works or demolition and re-development.

Lanvale House is set in a peaceful edge of village position a short walk from the charming and unspoilt village of St. Mawgan and about 3.5 miles inland from the coast at Mawgan Porth. Just a short stroll will see you at the local Falcon pub, the village shop/post office, primary school, cricket green and Church. The area provides excellent communication links, with the A39 providing links to Wadebridge in the north, and the A30 to Turo in the south along with Newquay airport which lies on the outskirts of the village within very easy reach.

ENTRANCE HALL

11'6 x 12'6 (3.51m x 3.81m)

LANDING

24'8 x 7' (7.52m x 2.13m)

LOUNGE

20'6 x 20'1 (6.25m x 6.12m)

KITCHEN/DINER

16'2 x 13'9 (4.93m x 4.19m)

UTILITY ROOM

11'11 x 6'11 (3.63m x 2.11m)

BEDROOM

16'1 x 13'8 (4.90m x 4.17m)

BATHROOM

11'11 x 6'10 (3.63m x 2.08m)

WC

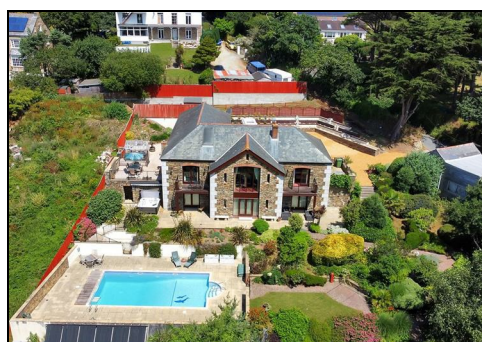
5'10 x 5'5 (1.78m x 1.65m)

STORE

5'4 x 5'2 (1.63m x 1.57m)

INNER HALL

3'11 x 3'2 (1.19m x 0.97m)



INTEGRAL DOUBLE GARAGE

21'10 x 18'8 (6.65m x 5.69m)

LOWER GROUND FLOOR HALLWAY

24'8 x 7'0 (7.52m x 2.13m)

BEDROOM/OFFICE

20'7 x 20'2 (6.27m x 6.15m)

BEDROOM

16'5 x 13' (5.00m x 3.96m)

BEDROOM

16' x 13'10 (4.88m x 4.22m)

BATHROOM

11'11 x 7' (3.63m x 2.13m)

STORE ROOM/EN-SUITE POTENTIAL

10'11 x 7' (3.33m x 2.13m)

SERVICES

Mains electricity, water and drainage. Oil tank for heating system.

WINE CELLAR

6'5 x 6'4 (1.96m x 1.93m)

TENURE

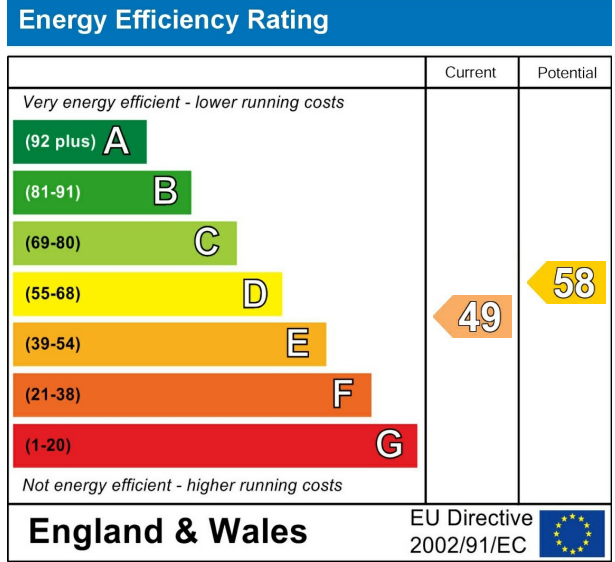
Freehold

COUNCIL TAX

Band F

AGENTS NOTE

The third party owned parcel of land to the West of Lanvale House has been the subject of pre-application advice for the construction of 4 dwellings. The advice seemed largely in favour of development, albeit on a smaller density (perhaps 2). More information and the advice letter can be found on the Cornwall planning portal with the reference PA20/03081/PREAPP.





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