



Old Post Office

Lanreath, Looe, PL13 2NX

KIVELLS

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Guide Price £250,000-£275,000

Semi detached three bedroom cottage
on a large plot of 0.16 acres

Situated within the popular village of
Lanreath

Well proportioned accommodation
throughout

Available to the market with no onward
chain



Description

Nestled in a peaceful residential location, this charming three-bedroom semi-detached cottage has been in the same ownership for over 40 years and presents a rare opportunity within the village for buyers seeking a home with character and great potential for modernisation throughout.

The property retains many original features, including exposed beams and period fireplaces, which create a warm and inviting atmosphere.

The accommodation consists of well-proportioned living space on the ground floor and three well-proportioned bedrooms to the first floor. The cottage offers a flexible layout, making it ideal for families or those looking to create a bespoke living space tailored to their needs.



K Accommodation

Entrance via wooden stable door with glazed panelling inset opening into:-

Dining Room

Dual aspect having wooden single glazed windows to the front and rear elevations, multi fuel burning stove with slate flagstone hearth and wooden mantle over, stairs rising to first floor with built-in storage cupboard below, storage heater, wooden beams to ceiling.

Living Room

Dual aspect having a wooden single glazed window to the front elevation and a wooden door with single glazed panelling insets opening onto the rear garden, feature fireplace with slate hearth and wooden mantle over, built-in shelving, storage heater, television point, wooden beams to ceiling.

Kitchen

Wooden single glazed window to the front elevation, a range of fitted wall and base units with roll top works surfaces over incorporating a two and a half bowl composite sink, space for freestanding electric cooker, under counter space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashback, wooden beams to ceiling.

Inner Hallway

Wooden door with single glazed panelling insets opening onto rear garden, built in storage cupboard.

Shower Room

Obscure uPVC double glazed window to the rear elevation, low-level W.C, wash handbasin with individual taps over and vanity storage below, shower cubicle with electric mixer shower and glazed screen and doors, chrome heated towel radiator, partially tiled throughout, wooden beams to ceiling.

First Floor

Wooden single glazed window to the rear elevation, built-in storage cupboards, doors off to first floor rooms.

Bedroom

Dual aspect having wooden single glazed windows to the front and rear elevations, built-in double wardrobe, access to attic via loft hatch.

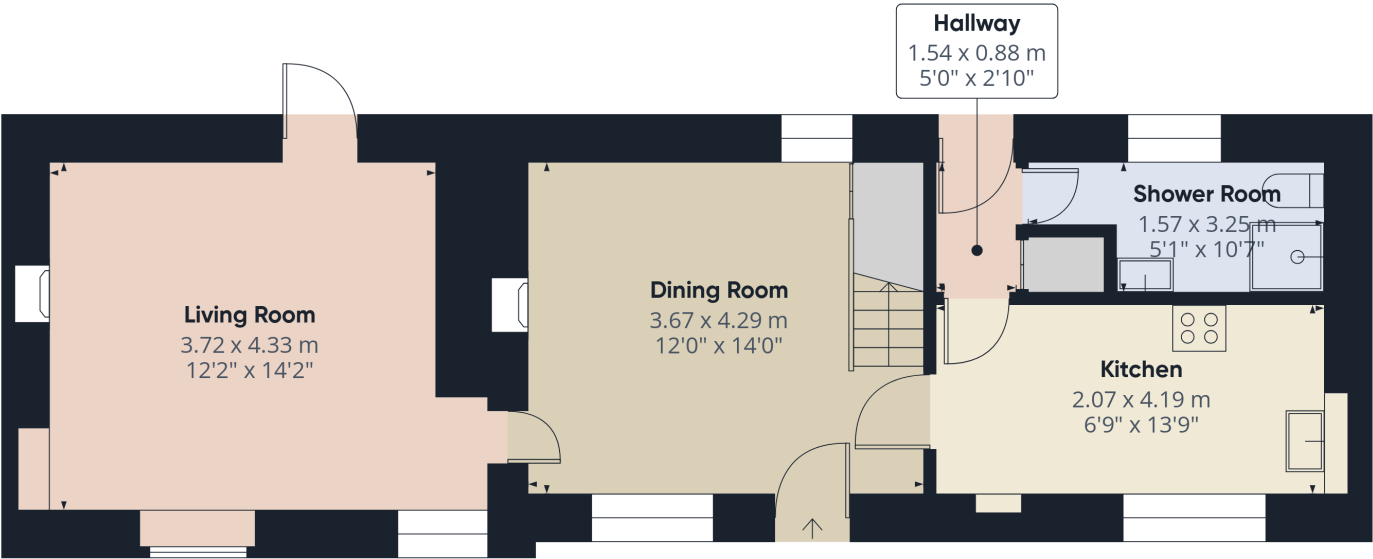
Bedroom

Wooden single glazed window to the front elevation.

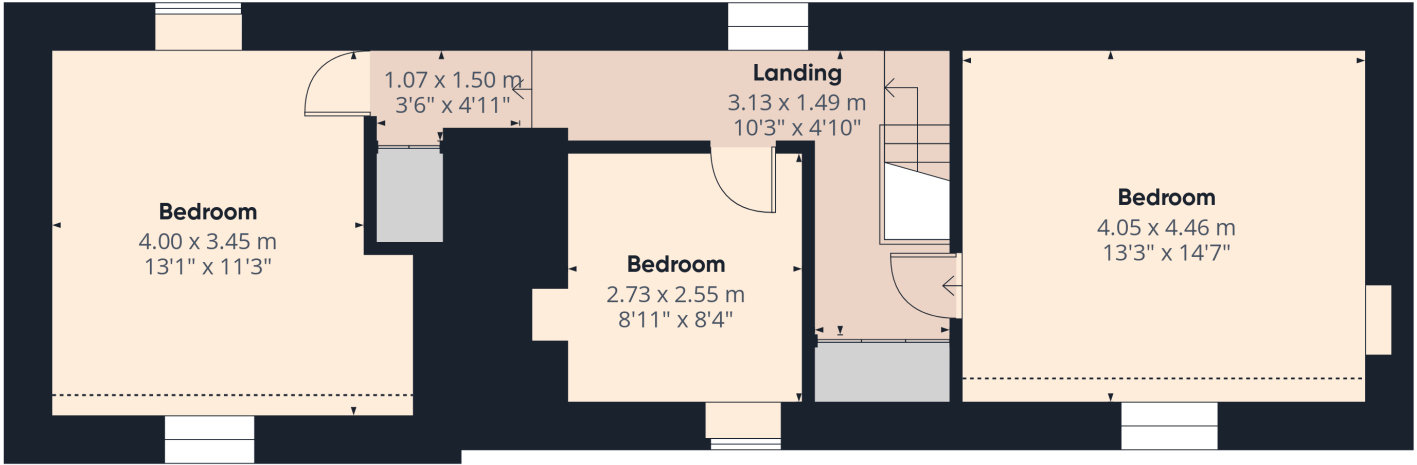
Bedroom

Wooden single glazed window to the front elevation, access to attic via loft hatch, storage heater.





Floor 0



Floor 1



Approximate total area⁽¹⁾

99.5 m²
1071 ft²

Reduced headroom

2 m²
22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

The property is approached from a quiet village road through Lanreath, off street parking is available on the gravelled drive way for two vehicles.

The property is set within a generous plot of 0.16 acres, boasting a large garden that wraps around the rear and side of the cottage. Mature trees and established planting provide a sense of privacy and seclusion, while the large lawned areas offers plenty of space for outdoor relaxation or entertaining.

There is significant potential for keen gardeners to further landscape the grounds.



Services

Mains water, electricity and drainage.

Agents Note

The client has advised Kivells that the stove in the Dining Room has not been used for a long period of time, therefore we cannot confirm this is in working order.

⚡ EE Rating - E

£ Council Tax Band - E

/// Directions

What3Words – slopes.fattest.rash

👤 Virtual Tour

<https://tour.giraffe360.com/91e8df738e4845e7ac463d1d74986e81>

Viewings strictly by appointment only

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