



# Railway Terrace

## Luxulyan

## Bodmin

## PL30 5EG

Guide Price £235,000

- FOUR GENEROUS BEDROOMS
- ELEVATED REAR GARDEN
- PERFECT FAMILY HOME
- BEAUTIFUL VILLAGE & AGRICULTURAL VIEWS
- OFF ROAD PARKING AVAILABLE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- POPULAR VILLAGE LOCATION
- CONNECTED TO ALL MAINS SERVICES
- SET OVER THREE FLOORS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1194.79 sq ft



4



1



2



F27

### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this deceptively spacious and characterful four-bedroom end-of-terrace home, beautifully positioned in the heart of the highly desirable village of Luxulyan. Boasting accommodation arranged over three floors, this charming property offers the perfect blend of traditional features, flexible living space, and breath-taking agricultural views - ideal for families or those seeking a peaceful Cornish lifestyle.

Upon entering, you are welcomed by a bright and airy entrance hallway, setting the tone for the spacious interiors beyond. The ground floor offers a generous lounge filled with natural light, a separate dining room perfect for entertaining or family meals, and a well-appointed kitchen that leads out to the rear garden and useful outbuildings.

The first floor comprises three well-proportioned bedrooms, two of which showcase stunning agricultural views, a family bathroom, and a separate W.C., providing practical living space for a growing family. The second floor is home to a superb fourth bedroom with extensive eaves storage - ideal as a principal bedroom, guest suite, or even a quiet home office tucked away from the main living areas.

Externally, the property continues to impress. To the front, a pathway lined with a flower bed adds charm to the entrance, while a gravelled area to the side provides additional outside space. To the rear, the courtyard leads to several external outbuildings, including a boiler room, a potting/utility room, and an oil tank - all useful for storage or hobby use.

In addition, the property benefits from a separate, elevated rear garden which enjoys a delightful rural outlook and offers an ideal space for outdoor dining, gardening, or simply relaxing while soaking in the peaceful countryside setting.

Additional benefits include private off-road parking for two vehicles - a rare and valuable feature in this sought-after location.

The home is connected to mains water, electricity, and drainage, with heating provided via oil-fired radiators throughout. It also falls within Council Tax Band C.

### LOCATION

Situated in the heart of Luxulyan, this home enjoys easy access to the amenities of the village which include a village hall which hosts several events such as Pilates, indoor bowling and dancing. In addition there is a primary school, church, Post office, convenience store and The Kings Arms Public House. Luxulyan Valley itself is designated a World Heritage Site, with tree lined walks along the valley and offering its own railway link. The nearest town of St Austell offers a comprehensive range of amenities including a number of well known supermarkets, mainline rail link to

London Paddington, and a wide range of sporting facilities including the leisure centre at Polkyth, bowling alley and football club. The pretty harbourside village of Charlestown is popular for dining out with the harbour itself utilised as the backdrop for a number of period dramas and films, including The Eagle Has Landed and Mansfield Park. Further afield lie the sandy beaches of both the North and South coasts and the picturesque coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

uPVC door. Skirting. Carpeted flooring. Doors leading into:

#### LOUNGE

13'5" x 11'1" (4.11m x 3.38m)

Double glazed window to the front aspect, showcasing beautiful village and rural views. Electric fireplace. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### DINING ROOM

13'5" x 11'0" (4.11 x 3.36)

Coving. Double glazed window to the rear aspect. Built-in storage cupboard. Double doors leading into the lounge. Under-stairs storage with power.

#### KITCHEN

10'2" x 8'3" (3.10m x 2.54m)

Coving. Double glazing the side aspect. A range of wall and base fitted storage cupboards. Stainless steel wash basin. Splash back tiling. Multiple plug sockets. Space for a washing machine, oven, fridge and freezer. Skirting. Vinyl flooring.

#### FRIST FLOOR LANDING

Under-stairs storage. Plug socket. Skirting. Carpeted flooring. Doors leading into:

#### BEDROOM ONE

12'0" x 10'10" (3.66m x 3.31m)

Coving. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

11'0" x 10'1" (3.36m x 3.08m)

Skimmed ceiling. Double glazed window to the front aspect, showcasing beautiful countryside views. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM THREE

9'3" x 7'5" (2.83m x 2.27m)

Skimmed ceiling. Double glazed window to the front aspect, showcasing beautiful countryside views. Multiple plug sockets. Skirting. Carpeted flooring.



#### SEPERATE W.C.

4'8" x 2'10" (1.43m x 0.88m )

Skimmed ceiling. Frosted window. W.C. Vinyl flooring.

#### BATHROOM

8'5" x 6'8" (2.57m x 2.05m)

Access into a partially boarded loft space. Built-in airing cupboard. Splash back tiling. Mains fed shower over the bath. Frosted double glazed window. Wash Bain. Radiator Vinyl flooring.

#### SECOND FLOOR LANDING

Skimmed ceiling. Velux window. Eaves storage. Skirting. Carpeted flooring.

#### BEDROOM FOUR

10'4" x 9'10" (3.15m x 3.02m )

Skimmed ceiling. Velux window. Double glazed windows to the front aspect. Skirting. Carpeted flooring.

#### EXTERNALLY

##### OUTSIDE

Externally, the property continues to impress. To the front, a pathway lined with a flower bed adds charm to the entrance, while a gravelled area to the side provides additional outside space. To the rear, the courtyard leads to several external outbuildings, including a boiler room, a potting/utility room, and an oil tank - all useful for storage or hobby use. In addition, the property benefits from a separate, elevated rear garden which enjoys a delightful rural outlook and offers an ideal space for outdoor dining, gardening, or simply relaxing while soaking in the peaceful countryside setting.

#### BOILER ROOM

8'5" x 3'7" (2.57m x 1.10m )

Worcester oil fired boiler. Outside Tap.

#### POTTING SHED/UTILITY

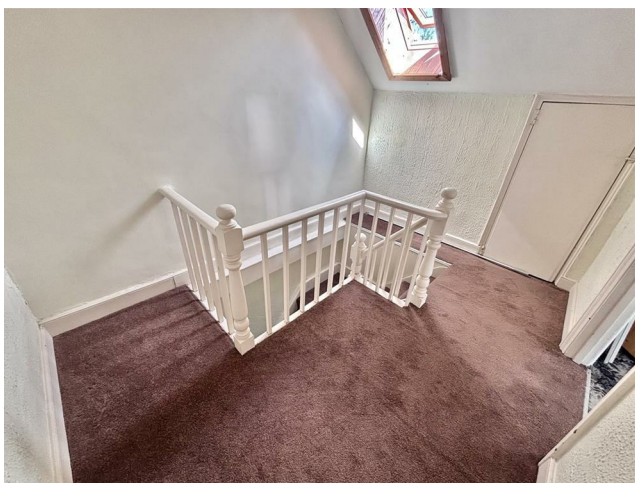
9'3" x 5'10" (2.83m x 1.80m )

Double glazed window to the front aspect. Multiple plug sockets. Work bench.

#### SERVICES

The home is connected to mains water, electricity, and drainage, with heating provided via oil-fired radiators throughout. It also falls within Council Tax Band C.

#### MATERIAL INFORMATION







Railway Terrace, Luxulyan, Bodmin, PL30 5EG



#### Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

Parking: Garage and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

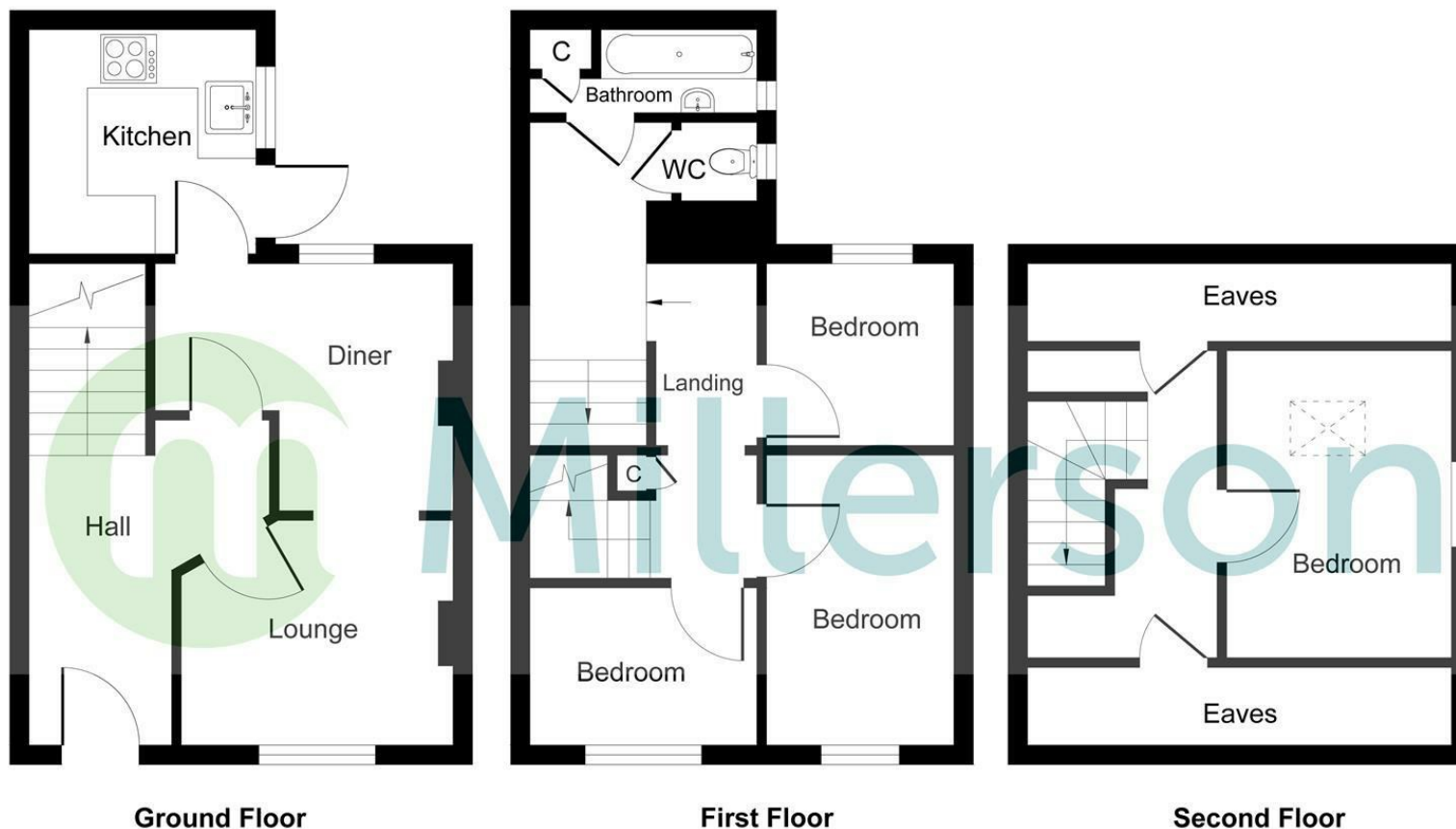
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 69        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 27      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

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1 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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