

CONSTANCE, HIGHER CRIFT BARNES, LANLIVERY, BODMIN, PL30 5DE



A modern and beautifully presented two bedroom single storey home, constructed in 2008 on the site of a former piggery as part of an attractive development of just three properties on the rural outskirts of Lanlivery.

Accommodation Comprises:- Open plan lounge/kitchen/diner, hallway, two double bedrooms, two en-suite shower rooms, double glazing, recently installed solar panels, electric heating (Radiators can be operated remotely via an App), paved patio area to the front, allocated parking for two cars, extensive landscaped gardens adjacent to the property enjoying a glorious elevated position with superb views.

£275,000

SITUATION

Higher Crift Barns offer a peaceful setting in the heart of the countryside, nestling on the very outskirts of Lanlivery and approximately 1.5 miles from the village centre and a short distance from Redmoor and Breney Common nature reserves.

Lanlivery has a thriving community and is home to St Brevita Parish Church with its impressive 100ft tower which was built in the 15th century and restored in recent times. In the centre of the village is a Primary School and Little Foresters Pre-School, plus the popular 'The Crown Inn', which dates back to the 12th century. The nearby town of Lostwithiel is steeped in history and offers a variety of shops and amenities including a mainline train station. The larger market town of Bodmin provides a comprehensive range of shopping facilities and services, approximately five miles north of the property.

ACCOMMODATION (All sizes approximate):-

Entrance

Double glazed french doors opening to:-



Open Plan Lounge/Kitchen/Diner

21' 0" x 14' 3" (6.40m x 4.35m) Double glazed window to front elevation. Fitted multi-fuel stove. Radiator. Slate floor. High ceiling with exposed beams. Electricity meter and consumer unit. The stylish and well equipped kitchen is fitted with a comprehensive range of shaker style wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer unit with mixer tap. Part tiled walls. Built-in Bosch single electric oven and hob above with stainless steel extractor over. Integrated Miele dishwasher and Bosch fridge/freezer. Under-unit lighting. Opening to:-

Hallway

Slate floor. Doors leading to bedrooms.

Bedroom One

11' 11" x 10' 7" (3.64m x 3.24m) Slate floor. Radiator. Double glazed window to front elevation. Door into:-

En-Suite Shower Room

6' 4" x 4' 11" (1.94m x 1.50m) (Irregular shape) Modern white suite comprising:- Shower cubicle with electric shower and tiled surround, low level W.C and pedestal wash hand basin. Chrome electric heated towel rail. Obscure double glazed window to front elevation. Slate floor. Fully tiled walls. Extractor fan.

Bedroom Two

14' 3" x 14' 2" (4.35m x 4.31m) (Irregular shape) Slate floor. Radiator. Double glazed window to front elevation. Access to storage area above en-suite. Fitted worktop with space below for a washing machine and tumble dryer. Door into:-

En-Suite Shower Room

4' 11" x 4' 10" (1.50m x 1.48m) Modern white suite comprising:- Shower cubicle with electric shower and tiled surround, low level W.C and pedestal wash hand basin. Slate floor. Fully tiled walls. Extractor fan.



OUTSIDE

The property is accessed to the front via a shared driveway laid with stone chippings and there are two allocated parking spaces for Constance. Adjoining the front of the property is a paved patio for sitting out and a grassed area to the side. A pathway leads around to the rear of the property, giving access to a storage shed. From the shared driveway are granite steps leading up to a large and beautifully landscaped garden which is predominantly laid to lawn with attractive flowerbeds, granite stones and fenced boundaries.

SERVICES

Mains Electricity. Private Water supply via borehole (Shared) and Sewerage via a septic tank (Shared).

ENERGY RATING

D(56).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

From Lostwithiel head west towards St Austell on the A390. After approximately one mile turn right, which is signposted to Lanlivery. Continue on this road for half a mile and turn left after 'The Crown Inn', which is signposted to Luxulyan. Stay on this country road for just over a mile until the entrance to 'Higher Crift Barns' is identified on the right-hand side.



LOUNGE AREA



BEDROOM TWO



KITCHEN/DINER



EN-SUITE SHOWER ROOM



BEDROOM ONE



PATIO TO FRONT



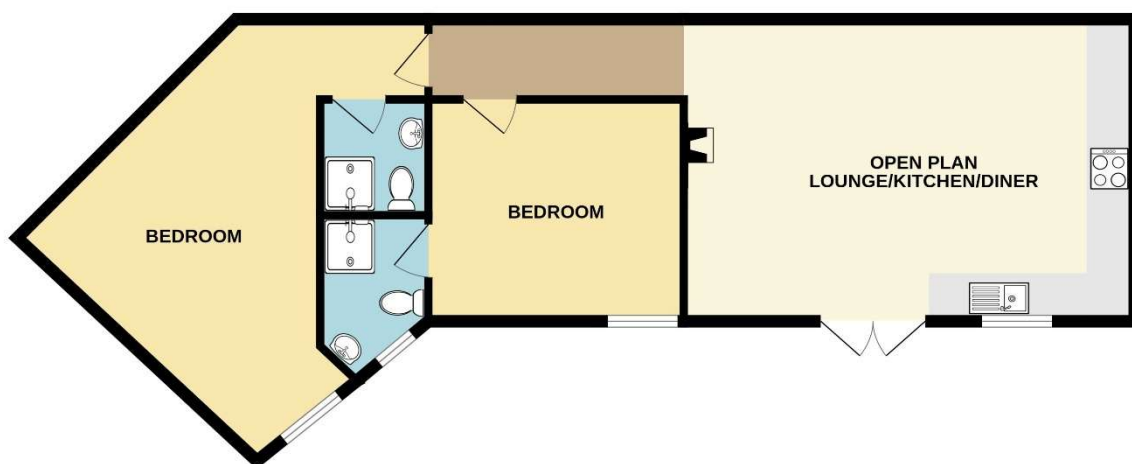
EN-SUITE SHOWER ROOM



ADJACENT GARDEN



EXTENSIVE LANDSCAPED GARDENS



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

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