

LITTLE HADLEY

ST VEEP



THE PROPERTY SHOP



LITTLE HADLEY



St Veep

PRICE  
£440,000

LITTLE HADLEY



# FOR SALE

PROPERTY TYPE

 Cottage

BEDROOMS

 3

BATHROOMS

 1

LOCATION

 St Veep

EPC RATING


 F

- Cornish Cottage With Large Garden & Stables
- Rural Location
- Private Driveway For 3/4 Cars
- EPC-F

- A Versatile Summer House
- Wonderful Sense Of Privacy And Countryside Living
- Three Well Built Stables
- Stone Built Piggery







## LITTLE HADLEY

Little Hadley is a charming three-bedroom cottage set in peaceful rural surroundings in St Veep, offering privacy and countryside living.

The property features a large garden ideal for children, gardening, or relaxing outdoors. At the far end, three substantial stables with an additional storage area provide flexible space for hobbies or storage, with power and water connected. A stone-built former piggery adds character and potential, while a summer house offers a home office, studio, or quiet retreat.

Parking for three to four vehicles adds practicality, and the cottage is close to the village of Lerryn, with its shop, café, primary school, and pub with restaurant. Picturesque river views from Lerryn

Green enhance the property's rural charm.

Little Hadley combines character, comfort, and versatility, making it an appealing choice for those seeking a calm, spacious home in the Cornish countryside







**Schools:** Lostwithiel Primary School, St. Winnow C of E School, Fowey River Academy, Bodmin College

**Transport Links:** Lostwithiel Railway Station

**Viewing:** Strictly by appointment.

**Directions:** Sat Nav PL22 0PA

**What3Words:** [sponsors.blogs.bottle](https://www.what3words.com/sponsors.blogs.bottle)

**Local authority:** Cornwall Council

**Council Band:** D

**Tenure:** Freehold

**Services:**

Heating – Electric / Wood Burner

Electric – Mains

Water - Mains

Sewerage- Connected to a shared septic tank. The cost is shared 4 ways by occupants of the three cottages and the former stables.



VIEW PROPERTY ONLINE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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## TO FIND OUT MORE

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