

R I V E N D E L L

C O U C H ' S M I L L

L O S T W T H I E L



THE PROPERTY SHOP



Rivendell
£895,000
GUIDE PRICE

Lostwithiel

FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 4

BATHROOMS

 2

LOCATION

 Couch's Mill

EPC RATING

 E

- Detached Period Residence Dating Back to Circa 1850
- Four Generous Double Bedrooms
- Principal Bedroom with En-Suite
- Bright Conservatory Overlooking the Gardens
- Spacious Kitchen/Dining Room & Separate Study

- Beautifully Landscaped, Private Gardens
- Three Versatile Outbuildings
- Ample Driveway Parking
- Peaceful Countryside Setting with Field Views
- Approximately 1.5 Miles from Lerryn & 4 Miles from Lostwithiel



A rare opportunity to acquire an exceptional detached period residence, nestled within beautifully landscaped gardens and enjoying complete privacy in one of South East Cornwall's most idyllic rural settings.

Believed to date back to around 1850, Rivendell is a beautifully maintained detached home occupying an enviable position within the picturesque hamlet of Couch's Mill. Surrounded by rolling countryside and enjoying delightful views across neighbouring fields, the property effortlessly blends period charm with generous, light-filled living spaces, creating a home that is both elegant and welcoming.

At its heart is a spacious kitchen and dining room, complemented by a welcoming living room, separate study, utility room and a convenient downstairs W/C. The magnificent conservatory is a true highlight, flooded with natural light and providing a wonderful place to relax throughout the seasons while enjoying uninterrupted views across the stunning gardens.

Upstairs, the property offers four generously proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a well-appointed family bathroom. The versatile layout is perfectly suited to modern family living, while equally appealing to those seeking a peaceful countryside retreat with ample space for guests or home working. Every room has been lovingly maintained, reflecting the exceptional standard of care given to the home by the current owners.





The grounds are undoubtedly one of Rivendell's most outstanding features. Beautifully established and meticulously maintained, the extensive gardens provide an ever-changing display of mature trees, colourful planting, sweeping lawns and peaceful seating areas, creating an exceptional outdoor environment that is both private and wonderfully serene. A substantial stone terrace provides the perfect setting for al fresco dining and entertaining, whilst a productive greenhouse, kitchen garden and three substantial outbuildings offer excellent versatility, whether utilised as a home office, studio, gym, workshop, hobbies room or simply for additional storage. Ample driveway parking further enhances the practicality of this remarkable home.



Despite its wonderfully secluded setting, Rivendell is conveniently located approximately one and a half miles from the sought-after riverside village of Lerryn and around four miles from the historic town of Lostwithiel, offering an excellent selection of independent shops, cafés, schools and mainline rail connections. Bodmin, Liskeard and St Austell are all within approximately a 30-minute drive, while the A30, A38 and Newquay Airport provide excellent transport links across Cornwall and beyond. Combining the peace and privacy of rural living with exceptional accessibility, Rivendell presents a rare opportunity to acquire a truly special country home in an outstanding setting.







Schools: Lostwithiel School, Redmoor School, St Winnow School, Bodmin College, Callywith College

Transport Links: Bodmin, Liskeard and St. Austell are all under a 30 minute drive away. The nearby A30 and A38 provide access to the motorway network and Newquay Airport provides regular flights to London and various European destinations.

Local Amenities: Couch's Mill is a small hamlet in east Cornwall, England, United Kingdom. It is in the parish of Boconnoc, a large private estate that borders the hamlet to the north.

Viewing: Strictly by appointment.

Directions: Sat Nav PL22 0RX

What3Words: ///beats.shipwreck.nagging

Local authority: Cornwall Council

Tenure: Freehold

Council Tax Band: G

Services:

Heating – Oil Fired Central Heating

Electric – Mains

Water - Hot Water Tank

Drainage – Septic Tank



VIEW PROPERTY ONLINE

Ground Floor



First Floor



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.



TO FIND OUT MORE

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