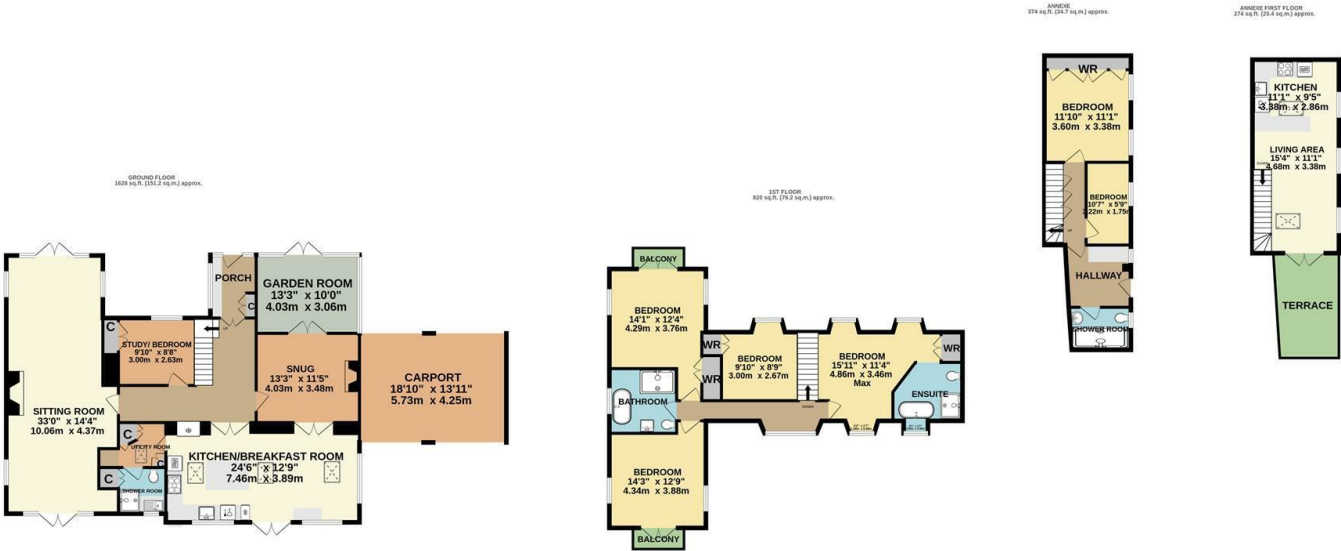


LITTLE OAKS ,
LANESCOT, PL24 2RS
GUIDE PRICE £950,000



TOTAL FLOOR AREA : 3096 sq.ft. (287.6 sq.m.) approx.

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A BEAUTIFUL 4 BEDROOM CHARACTER PROPERTY LOCATED IN A PRIVATE LOCATION WITH A SEPARATE 2 BEDROOM ANNEXE, DRIVEWAY PARKING, PRETTY AND GENEROUS SIZED GARDENS. SHORT DISTANCE TO LOCAL AMENITIES, BEACHES AND ATTRACTIONS.



Little Oaks Lanescot, PL24 2RS

The Location
Lanescot is a small, peaceful hamlet in the parish of Tywardreath and Par. Set in a rural but convenient location, Little Oaks is within 1-2 miles of the popular village of Tywardreath and Par, with popular cafes, pubs and importantly, great transport links including Par station which is on the mainline to London. For keen walkers Luxulyan valley is very close by as well as the southwest coastal path and local beaches. Newquay airport is an approximate 45 minute drive.

The Property
This beautiful barn conversion has been extended and updated to an immaculate standard by the current owner. The property offers spacious and flexible accommodation which would suit a young or growing family, a purchaser looking for separate accommodation for a relative or as an income, in the form of the 2 bedroom annexe.

Set within it’s own delightful and well kept grounds, there is driveway parking for several vehicles, 2 bay car port and enchanting gardens to both the front and rear of the property. Completely enclosed by mature hedging and walling, this lovely property offers an idyllic space to escape and enjoy this beautiful scenic part of Cornwall.

With impeccable attention to detail, the main house has been extended using high quality fixtures and fittings, whilst being sympathetic to the fabric of the building and keep the beloved character of the property. With timber lintels, slate window cills and beautiful tiled and wooden flooring, you appreciate the feeling of “home” as soon as you enter the front porch and on into the hallway. There are two reception rooms – a beautiful spacious sitting room with wooden floor, double doors to both front and rear garden and woodburner, and a cosy snug/lounge with woodburner and double doors opening to the charming garden room, with wooden floor and doors to the front garden

The characterful and well appointed, contemporary styled kitchen is a fabulous space to relax, entertain or simply enjoy the outlook over the rear garden with double doors opening to the rear patio.

With an attractive tiled floor, the kitchen has a number of integrated appliances including Bosch gas hob, Bosch combi oven, main oven and dishwasher. There is a very useful wine cooler and integral fridge/freezer. Windows over look the pretty rear garden and Velux windows in the roof help make this a lovely, light and airy room.

The utility room has a bespoke range of storage cupboards and houses the boiler and mega flow water tank. A door opens to a shower room, complete with WC and wash hand basin.

There is a study accessed from the hallway with bespoke storage cupboards and outlook over the front garden. This room could be utilised as a fifth bedroom if required.



The first floor offers 4 spacious double bedrooms, with the principal bedroom benefitting from a stylish en suite bathroom complete with freestanding bath and separate shower cubicle. Two bedrooms have double doors opening to their own balconies, offering lovely views over gardens and countryside.

A fourth bedroom is a good sized double with built in cupboards and there is a elegant family bathroom with wooden floor, freestanding bath and separate shower cubicle.

The Annexe offers the opportunity for a dependent relative to live close, or gain from an income if desired. The accommodation is reverse with open plan living space on the first floor to benefit from the lovely views. There is a roof terrace access from the sitting room – an ideal space for sunbathing or evening BBQs.

On the entrance floor there is a hallway with door to a shower room with tiled floor, large tiled shower cubicle, WC and wash basin. The hallway has stairs to the first floor and doors to the spacious double bedroom with large wardrobe space, and further single bedroom/study.

Gardens and Parking
The solid wooden entrance gates open to a gravelled driveway with the front garden laid mainly to lawn and enclosed by mature hedging.

There is a paved patio to the front of the main house with attracts sun for much of the day.

The Annexe is located to one side of the driveway where there is ample parking for several vehicles.

An oak framed, two bay car port leads through to the rear garden which is beautifully presented and laid mainly to lawn, surrounded by mature hedging and neighbouring trees, this is a very private, sunny area to enjoy outdoor living. There are views over neighbouring countryside.

A paved terrace is accessed directly from the kitchen/dining room with steps leading up to the lawn.

Services
Mains water, electricity, private drainage and oil fired central heating.

Freehold

EPC - D and E

Council Tax - Band D - House/Band A - Annexe

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