STAGS



3 Puddle Cottages

3, Puddle Cottages, Lanlivery, Bodmin, Cornwall PL30 5BY







Lanlivery ¼ mile Lostwithiel 2.5 miles A30(T) 6 miles Fowey 6 miles

An idyllic attached period country cottage with most attractive gardens with stream border, garage and parking – all in a sought after unspoilt area

- Idyllic Gardens with Small Stream Border
- Character Cornish Cottage
- Detached Garage
- No Onward Chain
- Living Room
- Kitchen & Dining Room
- Utility/Cloakroom
- 3 Bedrooms & Bathroom
- Freehold
- Council Tax Band D

Guide Price £450,000

SITUATION

Situated in a stunning and tranquil valley setting, 3 Puddle Cottages is on the fringe of the highly regarded pretty village of Lanlivery. It enjoys fine pastoral views and is surrounded by a number of picturesque walks. The village offers a range of local facilities including The Crown Inn, St. Brevita Parish Church and a primary school. Around 2.5 miles distant is the ancient Stannary town of Lostwithiel which boasts an array of interesting shops together with pubs and restaurants. For sailing enthusiasts, the picturesque waterside town of Fowey is approximately 6 miles distant and benefits from a range of maritime facilities including The Royal Fowey Yacht Club. Renowned for its bustling harbour, this unspoilt estuary town is a haven for sailors with regular racing during summer months.

There is a mainline railway station at Lostwithiel, whilst the A30 (T) is a short drive.

INTRODUCTION

The sale of 3 Puddle Cottages presents a tremendous opportunity to buy a wonderfully presented and most attractive character cottage which is delightfully presented to the market.

The approach is via a stone and timber gated vehicular entrance to tarmac and stone chipped parking areas for several vehicles, adjacent to which is the Detached Garage. From this area attractive stone chipped and concrete pedestrian paths meander their way through the attractive front and side gardens to the attached cottage.

THE ACCOMMODATION

On the ground floor, a part leaded and glazed front door opens to an enclosed Entrance Porch with double aspect, slate floor and corner display shelf with front door to a fine Living Room with wood-burner set within a recessed fireplace with granite beam over and ceiling timbers. This is a pleasant and inviting room from which a door leads through to a charming Kitchen and Dining Room with slate floor and range of Shaker style base level kitchen units with solid wood worktops to upstands, double ceramic sink unit with mixer tap and high level opaque glazed display cabinet, solid fuel feature Rayburn (decommissioned), inset Neff fan assisted electric oven and grill with four induction electric rings over, space for refrigerator and freezer. From the Dining area, double-glazed doors to the pleasant outside Seating Terrace,

Also on the ground floor is a Utility/Cloakroom with space and plumbing for washing machine with worktop over and ability to create a stacked system if desired, wc and pedestal washbasin with splashback tiling.

On the first floor, approached via stairs from the Living Room which leads to a small central Landing are three good Bedrooms, two with wardrobes, and a fine Bathroom which comprises a panelled side filling bath with electric shower and splashback tiling over, vanity washbasin, wc and mirror fronted bathroom cabinet.

THE SPACIOUS DETACHED GARAGE & LEAN-TO

A fine good sized block and slate detached Garage Building with concrete floor, workbench spanning the width of the building, side window, power and lighting.

Adjoining on the eastern side is a good Lean-to Store spanning the length of the garage.

THE GARDEN

The gardens with 3 Puddle Cottages are beautifully tended, idyllic and a particular feature of the sale.

Adjacent to the garage is a recently created level seating area from which steps lead up to a lawn with young apple and cherry orchard, a fine Oak tree and Cornish hedge and banked borders.

To the front of the cottage is a lawn garden with wildflower edge and shrub borders with mature trees. Passing to the side of the cottage, is a grass pathway through well stocked pretty flower and shrub borders which lead through to the rear private garden area,

Immediately to the west of the house is a level paved seating area which opens to a regular shaped lawn with well hedged borders and which runs down to an attractive spring fed stream. The stream runs through part of the garden and where there are landscaped stone and grass sitting areas to take in and enjoy the ambience of the running water.

The neighbouring terraced property has the benefit of a a pedestrian right of way.

In total, the garden extends to about a fifth of an acre and viewers will appreciate the flow and attractive landscape styling of the garden as well as its well managed and cared for presentation throughout.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water and electricity connected. Private drainage. Electric heating. PIV air circulation system.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: EE, Three and Vodaphone good outdoor (Ofcom).

DIRECTIONS

From Lostwithiel take the A390 out of the valley towards St Austell. Drive for about two miles and at Fowey Cross turn right towards Lanlivery. Drive to the village. Follow the road around to the left and right and opposite the church turn left towards Luxulyan. Drive for about 200 yards and the entrance to 3 Puddle Cottages will be seen on the right-hand side as one descends into the valley.

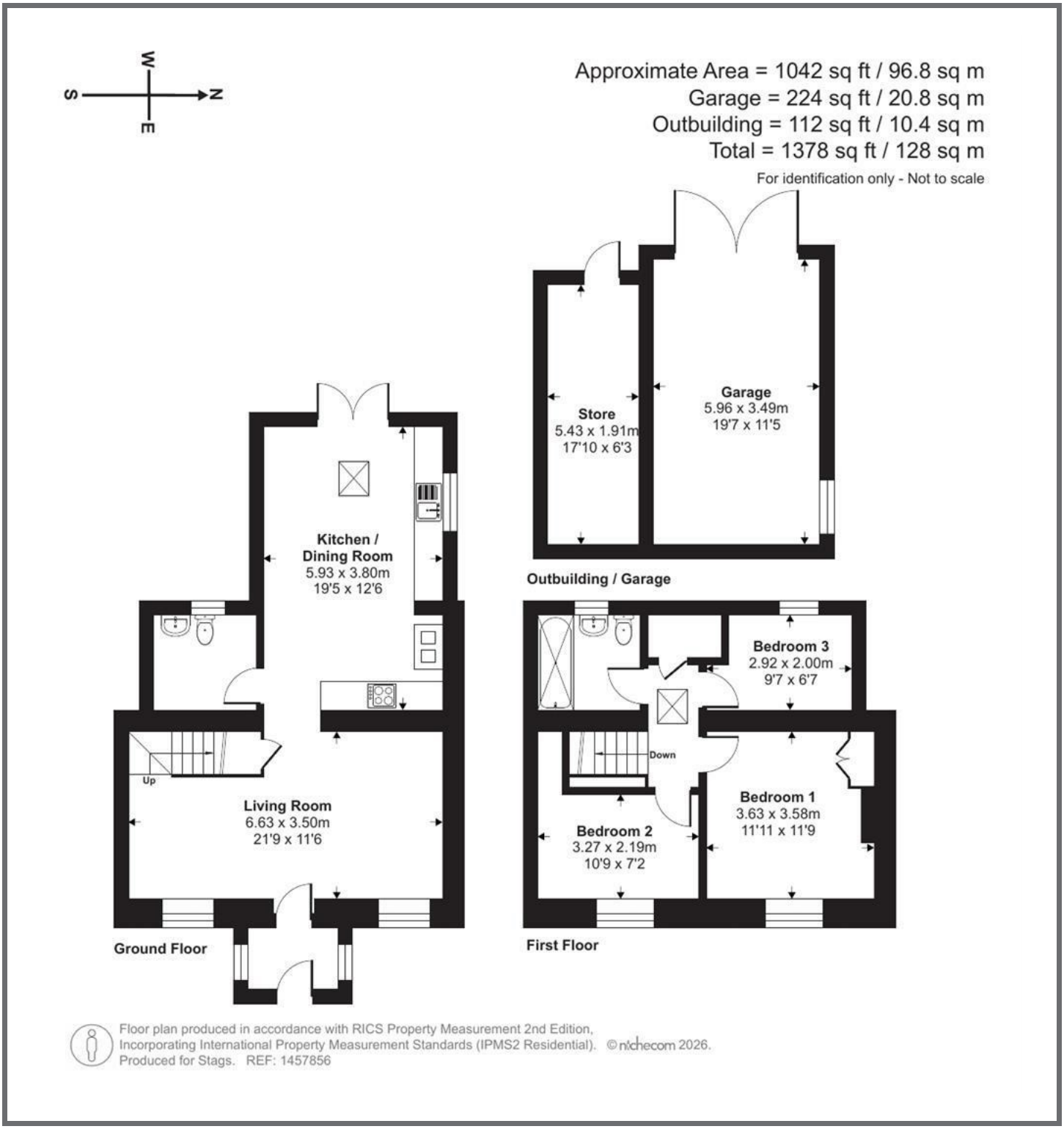




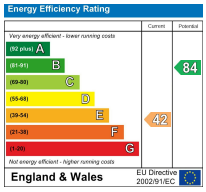








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