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Hazelwood



Lanivet Centre 100 yards Bodmin 2.5 miles  
A30(T) 1 mile

A fine detached 4-bedroom well-presented modern house of some 1600 sq ft with detached double garage, parking, front and rear gardens - on a cul de sac estate on the edge of, but near the centre of Lanivet

- Reception Hall
- Living Room, Dining Room & Study
- Kitchen/Breakfast Room & Utility Room
- Balustrade Landing
- 4 Bedrooms (1 En Suite)
- Family Bathroom
- Rear Enclosed Dog-Friendly Garden
- Detached Double Garage with Outside Multiple Parking
- Freehold
- Council Tax Band E

Guide Price £475,000

#### SITUATION

Clann Meadows is a cul de sac on the edge of, yet near the centre of the sought after village of Lanivet. Lanivet offers a thriving community with a range of local facilities and amenities including village convenience stores, public house, fish and chips, post office, primary school, church, recreational park and community centre. These are supplemented further by the old county town of Bodmin about 2.5 miles to the north

Hazelwood affords good communication links with a junction to the A30(T) about a mile to the south, and a station on the London Paddington line at Bodmin Parkway, about 4 miles to the southeast.

#### THE HOUSE

The pedestrian approach to Hazelwood is over a pathway leading through the front garden to the front door. A part opaque glazed patterned front door opens to a Reception Hall with turning balustrade stairs off to the first floor and doors off to a Cloakroom with close coupled wc and modern vanity basin; a well-proportioned Study; a useful Utility Room with base and eye level cupboards, worktop, sink unit, plumbing for washing machine and part glazed door to outside; a Kitchen and Breakfast Room; and the Living Room.

The Kitchen area presents a U-shaped range of modern Shaker style units with granite worktops to upstands including under-mount sink unit with vegetable bowl and mixer tap, integral Neff dishwasher, built-in fan assisted oven and grill, separate warming drawer, three hot plates and a flexizone hotplate with extractor hood over and freestanding refrigerator/freezer. Adjacent is a Breakfast Area with matching modern dresser with wine rack and display cabinet, double-glazed doors opening to outside Decked Seating Area and side glazed door.

From the Kitchen is an opening through to a well-proportioned Dining Room with outlook to the rear garden and which in turn leads through to a spacious double aspect Living Room with spans the full width of the house and offers double-glazed doors opening to outside decking, an inset multi-fuel wood-burner with fireplace surround and mantle and stone hearth and return door to the Reception Hall.

Turning balustrade stairs lead from the Reception Hall to a balustrade Landing with Airing Cupboard and doors off to four Bedrooms and the Family Bathroom

The Master Bedroom includes a dressing area off with fitted wardrobes (with access from within to

eaves storage) and a fully tiled En Suite Shower Room with underfloor heating, wide walk-in shower with ceiling mounted rainshower, side jets, close coupled wc and contemporary suspended vanity unit with wide basin.

There are three other Bedrooms, two are doubles, one with fitted wardrobes and one of which includes a freestanding Oak wardrobe; and a fine Family Bathroom with underfloor heating, tiled modern side filling bath, contemporary suspending his and hers vanity unit, close coupled wc and tiled shower with rainshower and handheld shower and contemporary towel radiator.

#### THE GARDENS

Outside to the front is a mainly lawn garden with shrub bed adjacent to the house and fenced perimeter.

At the rear, which is approached via a side entrance, is an attractive fence and hedge enclosed dog-friendly regular shaped garden with outlook to adjoining fields. Immediately adjacent to the house are composite Decked Seating Areas and pathways which lead onto a central level lawn with deep well stocked shrub and flower beds around the perimeter where there is also a Garden Shed.

#### THE DETACHED DOUBLE GARAGE

With access directly from the garden via a part glazed pedestrian door, the Detached Double Garage includes pair of up and over electric vehicular doors, power and lighting. Outside beyond the garage is enclosed further parking for a number of vehicles and attached to the rear is a timber and Perspex oil tank Shed.

#### VIEWING

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

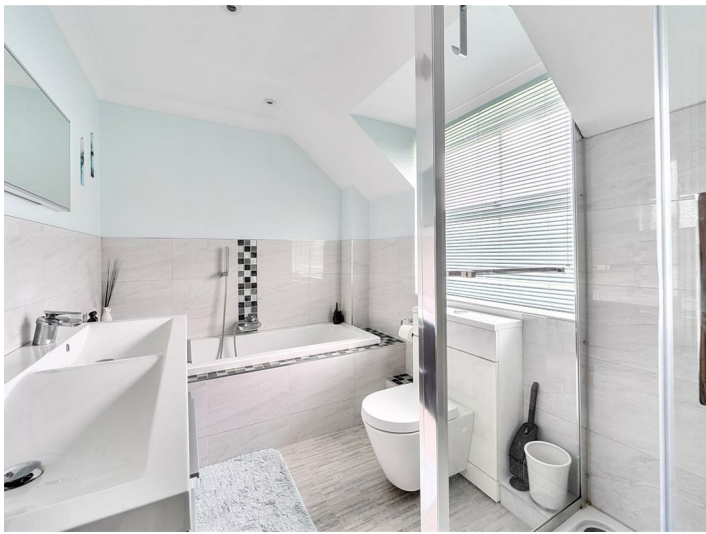
#### DIRECTIONS

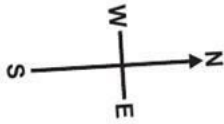
In the centre of Lanivet, take Clann Lane opposite the Spar shop and the entrance to Clann Meadows is on the right-hand side. Drive through the stone pillared gateway and no. 4 is the third property on the left-hand side.

#### SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating.

Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02 good outdoor and variable in home. Vodafone good outdoor, EE and Three variable outdoor (Ofcom).





Approximate Area = 1649 sq ft / 153.1 sq m (excludes lean to)

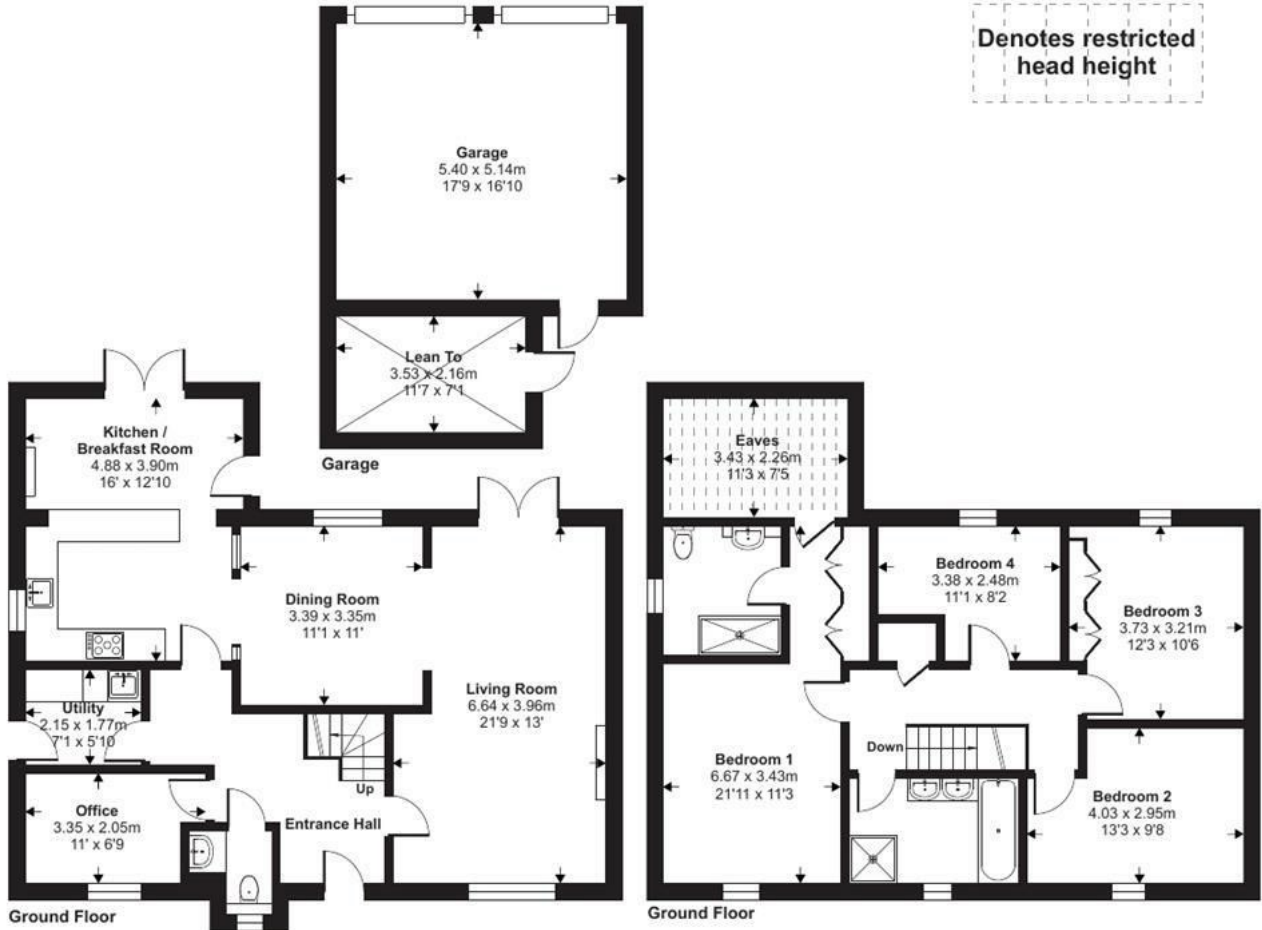
Limited Use Area(s) = 88 sq ft / 8.1 sq m

Garage = 299 sq ft / 27.7 sq m

Total = 2036 sq ft / 188.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2026. Produced for Stags. REF: 1452611

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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