

Kings Acre

Luxulyan, Bodmin, PL30 5EE



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Guide Price £1,250,000-£1,350,000

Exquisite eight bedroom Georgian Rectory positioned in a fantastic location

Set in idyllic private grounds of approximately 3.13 Acres

Extensively renovated to the highest of standards



Situation

Perfectly positioned within the peaceful Cornish village of Luxulyan is the imposing and unrepeatable Kings acre.

This impressive 18th century residence is moments from the beautiful Luxulyan Valley and is excellently located in mid Cornwall, making it the perfect spot to explore some of the counties excellent attractions and world famous beaches.

Luxulyan is a quiet village with multiple amenities including a convenience store and public house, within 20 miles of there are many sites to be enjoyed including the Eden Project and the historic ports of Charlestown, Fowey and Mevagissey.

Description

Set amongst a backdrop of manicured gardens and rolling lawns is the spectacular Kings Acre.

This historical and truly unique residence is one of mid Cornwall's finest properties and has been meticulously renovated by the current owners to the highest of standards whilst retaining its deep and rich history.

Once described as a Cornish sleeping beauty, this imposing grade II listed Georgian rectory dates back to the early 18th century and provides charming and beautifully crafted living accommodation set across three stories extending to approximately 8000 ft.².

This beautiful country home is nestled within the Cornish village of Luxulyan, overlooking the northern end of the Luxulyan Valley which offers tremendous walking and riding opportunities.

Occupying 3 acres of private grounds, the manicured gardens are a haven for wildlife and offer a beautiful setting to relax and enjoy.

The main house provides spacious and versatile living accommodation with a self-contained annex to the ground floor. Kings Acre has a wealth of possibilities to utilise it's truly spectacular living accommodation.

Accommodation

Ground Floor

Approached at the garden level and entered through a newly constructed granite pillar entrance, the ground floor living accommodation is very much the heart of the home with the drawing room and sitting room providing beautiful views across the mature gardens.

Kings acre has expansive and versatile living accommodation throughout with bedrooms and bathrooms on each floor, the property offers tremendous scope for it use either privately or commercially.

First Floor

Dual stairs cases rise to the first floor that offers 1,752 square feet of accommodation.

Having five bedrooms, all of which are double in size and a substantial family bathroom, all bedrooms once again provide exceptional views across the glorious grounds that the property boasts.

Lower Ground Floor

Opening directly onto the private courtyard at the rear elevation and the idyllic granite sun terrace at the front elevation, the lower ground floor boasts a self contained annexe that has been very successfully run as a holiday apartment for many years.

Outside

A granite walled entrance gives way to the long and winding driveway, passing through areas of woodland and private gardens, before finally approaching Kings Acre to the front elevation and witnessing this imposing and architecturally beautiful property for the first time.

The private driveway is flanked by areas of level lawn having a wide array of mature flowering trees and shrubs throughout leading to the main entrance of the property.

Positioned within the grounds are a variety of timber and granite outbuildings, each of which offer a plethora of opportunities for their use and assist within enhancing the beautiful setting in which the property lies.

The grounds of Kings Acre measure approximately 3 acres and are set across areas of mature woodland and meticulously presented gardens, with an array of different areas to relax and enjoy outdoor dining and entertaining in the most peaceful of settings.

EE Rating F

Council Tax Band E

Services

Mains water, electricity and private drainage.

Directions

What3words: formal. feeds.immediate

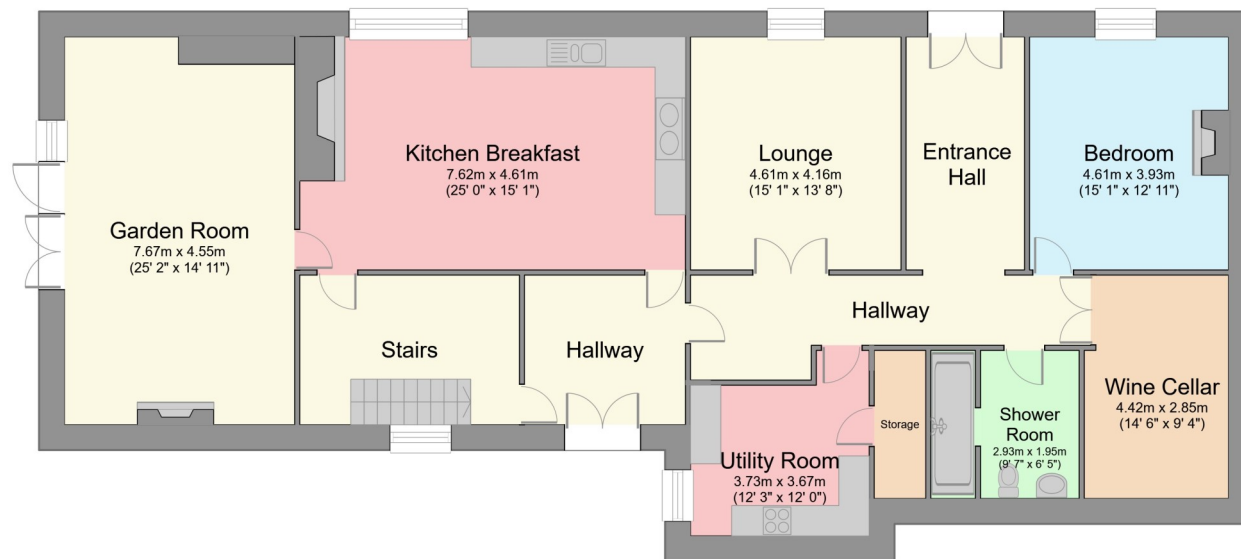
Tenure

Freehold

Viewings

Please contact the Kivells Liskeard Office to arrange a viewing. 01579 345 543 / liskeard@kivells.com



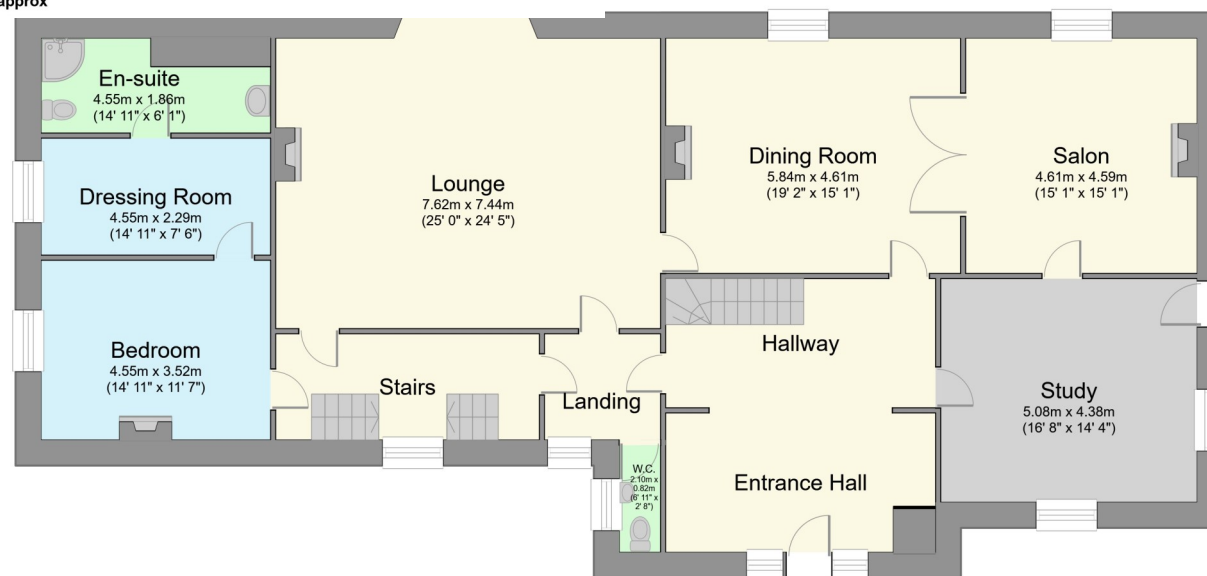


Scan for material information



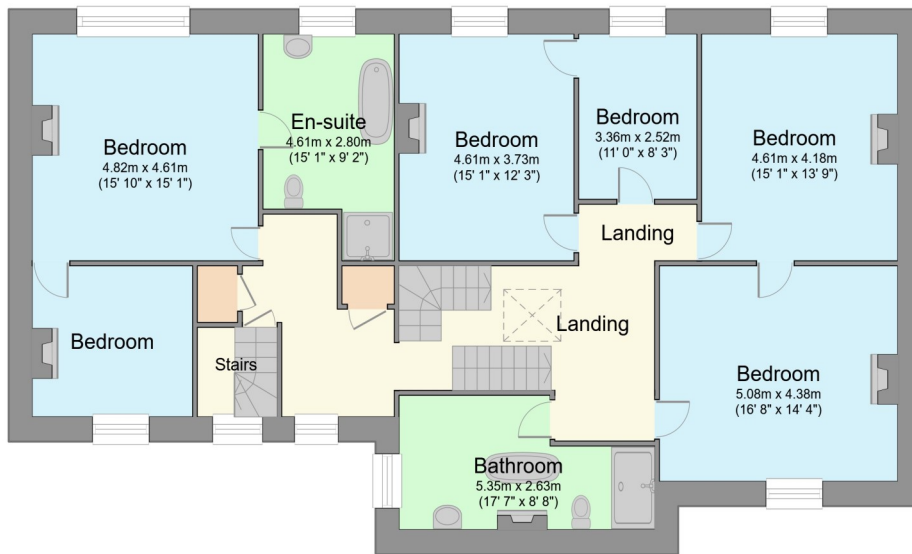
Lower Ground Floor
Floor area 194.5 sq.m. (2,094 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.



Ground Floor
Floor area 203.9 sq.m. (2,195 sq.ft.) approx

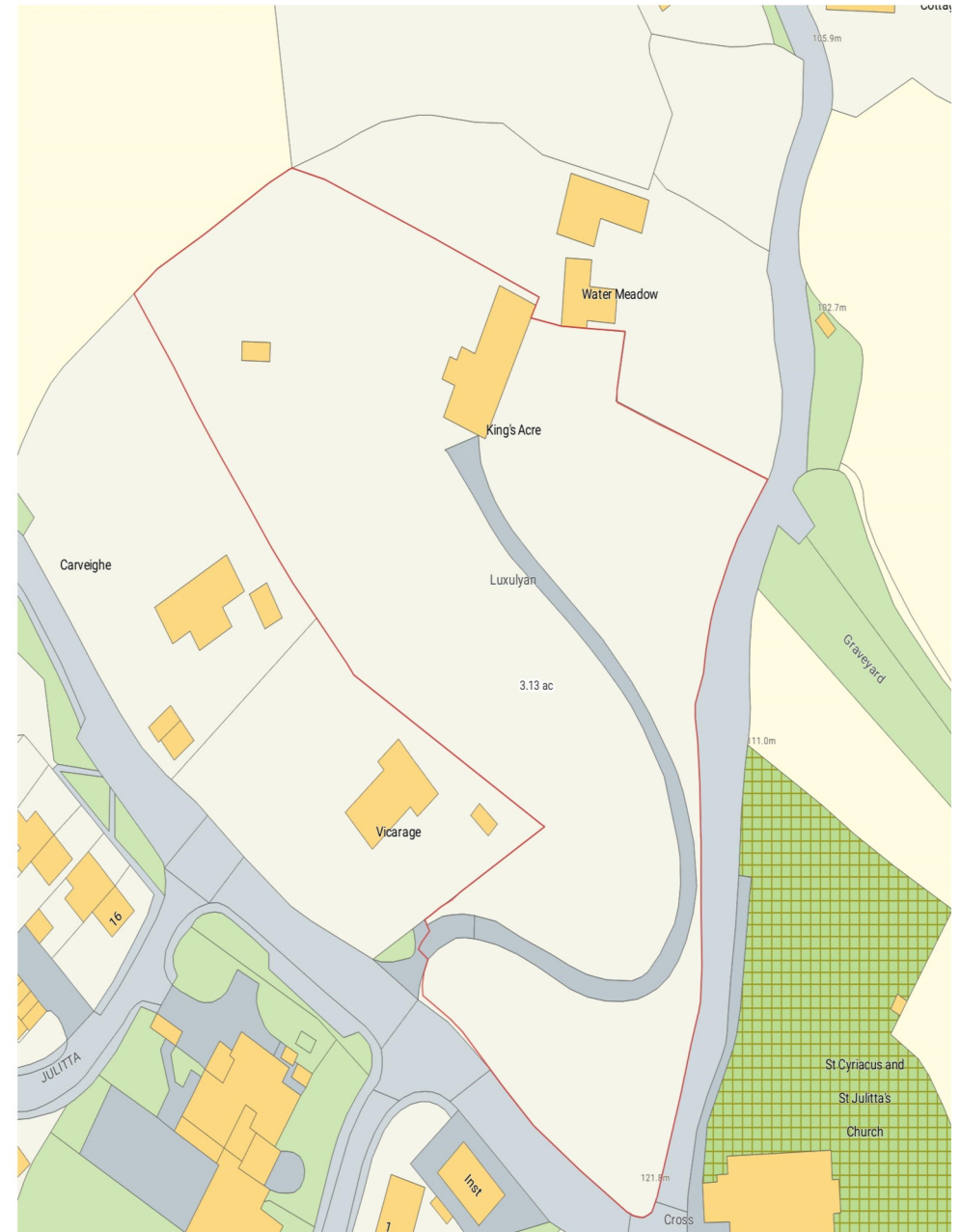




First Floor

Floor area 162.8 sq.m. (1,752 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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