

## POPPY BARN, HIGHER CRIFT BARNES, LANLIVERY, BODMIN, PL30 5DE



**A modern two bedroom single storey end terrace dwelling constructed in 2008 on the site of a redundant barn & piggery as part of a unique development of three contemporary properties known as 'Higher Crift Barns', enjoying a secluded rural location on the outskirts of the village.**

**Accommodation Comprises:- Open plan lounge/kitchen/diner, inner hall, two bedrooms (both with en-suite shower rooms), double glazing, nightstorage heating, paved patio area to front and an allocated parking space.**

**£159,950**

**5 Fore Street, Lostwithiel PL22 0BP Tel: 01208 872245 Fax: 01208 873260  
Email: [lostwithiel@jefferys.uk.com](mailto:lostwithiel@jefferys.uk.com)**



Poppy is the larger of two single storey dwellings within this development and was constructed on the footprint of the former piggery which was demolished to make way for the new properties. Since its completion in 2008 the property has been used for holiday letting purposes and certainly lends itself to this type of venture, although it would also appeal to 'buy to let' investors and those seeking a permanent country home or indeed a holiday bolt-hole of their own.

### SITUATION

Higher Crift Barns offer a peaceful setting in the heart of the countryside, nestling on the very outskirts of Lanlivery and approximately 1.5 miles from the village centre. Lanlivery is a small rural location sitting close to a tributary of the River Fowey, approximately one and a half miles west of the historic town of Lostwithiel. The village has a thriving community, home to St Brevita parish church with its 100ft high tower which was built in the 15th century but has been restored over the past decade. Next to the church is the village hall and in the centre of the village is a primary school which is over 100 years old and has its own preschool. Lanlivery also boasts a very popular pub called 'The Crown Inn', dating back to the 12th century with low beams & open fires. The neighbouring town of Lostwithiel offers a varied range of local amenities including a mainline railway station and the market town of Bodmin has a comprehensive range of shopping facilities & services, which lies approximately five miles north of the village.

### ACCOMMODATION (All sizes approximate):-

Double glazed front entrance double doors opening into:-



### Open Plan Lounge/Kitchen/Diner

21' 1'' x 14' 3'' (6.45m x 4.37m) Double glazed window to front elevation. Nightstorage heater. Slate floor. Kitchen is fitted with a comprehensive modern range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer unit with mixer tap. Tiled splashback. Built-in stainless steel electric oven with four ring electric hob above and a stainless steel extractor canopy over. Integrated washing machine and fridge/freezer. Under-unit lighting. Inset ceiling spotlights. Exposed ceiling beams. Opening into:-



### **Inner Hall**

Slate floor. Inset ceiling spotlights. Doors leading to bedrooms.

### **Bedroom**

11' 11" x 10' 7" (3.65m x 3.24m) Slate floor. Nightstorage heater. Double glazed window to front elevation. Inset ceiling spotlights. Door into:-

### **En-Suite Shower Room**

Modern white suite comprising:- Shower cubicle with tiled surround, low level w.c and pedestal wash hand basin. Electric heated towel rail. Double glazed window to front elevation. Slate floor. Fully tiled walls. Extractor fan. Inset ceiling spotlights.

### **Bedroom**

14' 5" x 14' 3" (4.40m x 4.35m) (Maximum of Irregular Shape Room) Nightstorage heater. Slate floor. Inset ceiling spotlights. Double glazed window to front elevation. Access to storage area above en-suite. Door into:-

### **En-Suite Shower Room**

Modern white suite comprising:- Shower cubicle with tiled surround, low level w.c and pedestal wash hand basin. Slate floor. Fully tiled walls. Inset ceiling spotlights. Extractor fan. Shaverlight & socket.

### **EXTERIOR**

To the front of the property is a small paved patio with flowerbed borders and an allocated parking space laid with stone chippings.

### **COUNCIL TAX**

Cornwall Council. Currently assessed under business rates due to previous holiday letting. Interested parties should make their own enquiries into the residential tax band.

### **SERVICES**

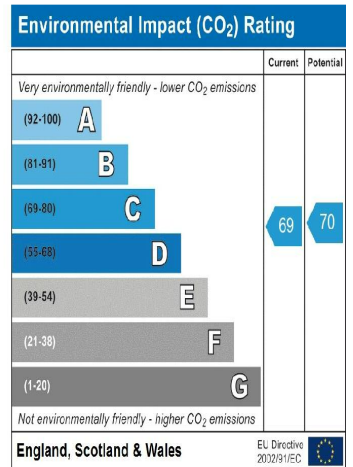
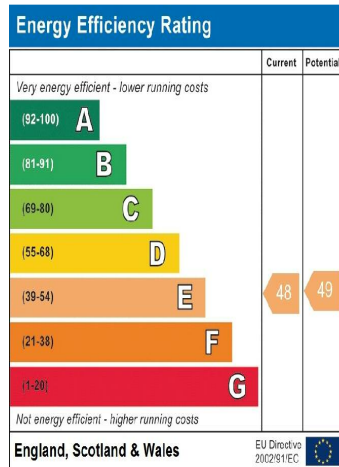
Mains Electricity. Private Water (Borehole) and Sewerage (Shared Septic Tank).





**DIRECTIONS**

From Lostwithiel head west towards St Austell on the A390. After approximately one mile turn right, this is signposted to Lanlivery Churchtown. Continue on this road for half a mile and turn left after 'The Crown Inn', this is signposted to Luxulyan. Stay on this country road for just over a mile until the entrance to 'Higher Crift Barns' is identified on the right-hand side.



**ENERGY RATING**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.