



Lyndale



STAGS

Lyndale Colvannick

Four Winds, Bodmin, Cornwall, PL30 4HJ

Bodmin 4.5 miles - North Coast 12.5 miles - Exeter 59 miles

A beautifully presented detached house set in a glorious rural position on Bodmin Moor with wonderful views and surrounding countryside

- Detached House
- Off Road Parking for two
- Rural Yet Accessible Location
- Versatile Accommodation
- Garage and Outbuildings
- Wrap Around Gardens
- Contemporary Features
- 3 Double Bedrooms
- Freehold
- Council Tax Band: C

Guide Price £525,000

SITUATION

Set in an Area of Outstanding Natural Beauty, Lyndale is situated in a beautiful location, close to the moorland villages of Millpool, Cardinham, Mount and St Neot, conveniently positioned a short distance from the A30.

The surrounding area is excellent for horse riding, mountain biking and walking with direct access onto the vast expanses of Bodmin Moor via a public footpath that passes along the lane leading to Colvannick.

Day to day amenities can be found in the nearby town of Bodmin as well as a mainline railway station with services to London Paddington via Plymouth and Exeter. The property's excellent location in the centre of the county give access to both North and South coastlines. Access onto the A30 is within a mile and this provides a 60 mile journey to Exeter and the M5 motorway.

DESCRIPTION

An extremely versatile and beautifully presented detached residence that has been tastefully extended by the current owners to offer a stylish house in a traditional rural hamlet. The property has a number of contemporary aspects throughout, whilst retaining some of the original features from when first constructed in 1958.



The property has partially rendered and slate hung walls, a slate roof and has been updated to benefit from modern day conveniences including underfloor heating and double glazed windows throughout.

ACCOMMODATION

The accommodation is extremely versatile being set out over 3 storeys, with access via the ground floor or alternatively, steps either side to the first floor. The ground floor offers a family room/office with a connecting door into the garage and separate utility/wc.

There is a light and airy entrance hall with the first floor offering the majority of the living accommodation. The open plan kitchen/diner is well-appointed with a range of contemporary Shaker style units and solid granite worksurfaces. There is an integrated gas hob with extractor over, double electric oven and space and plumbing for a dishwasher. The dual aspect sitting room has a multi fuel burner to one end, with two sets of French doors opening to the garden. The principle bedroom with a fully tiled ensuite shower room is on the first floor, with the two other double bedrooms on the second floor.

On the upper floor, there is a large feature window to one end of the large landing, perfect as a study/quiet seating area to enjoy the wonderful rural views. Both bedrooms have well designed storage space, with a family bathroom servicing both rooms and fitted with a contemporary suite including bath with shower attachment, separate shower cubicle, WC and wash hand basin.

OUTSIDE

The property has a right of way over the 'no through' lane to the front with shared maintenance responsibilities and parking for two vehicles directly to the front, in addition to the integral garage.

Steps either side rise to the front balcony and entrances to the property. The gardens are mainly laid to lawn border two sides of the house, with a walled boundary and overlooking an adjoining pasture field. There are paved steps through the garden to the seating area in one corner, whilst the other side has a garden shed, potting shed, additional store rooms and log stores.

SERVICES

Mains electricity and water. Private drainage via treatment plant. Oil fired central heating and underfloor heating throughout the ground and first floors. Oil fired radiators on second floor. Double glazed windows throughout. The vendors use Wildanet for their broadband. Mobile network coverage is good outdoors (Ofcom)

VIEWINGS

Strictly by appointment with the vendors' Sole Agents, Stags on 01208 222333.

LOCATION

What3words: ///scrolled.unfilled.liquids



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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