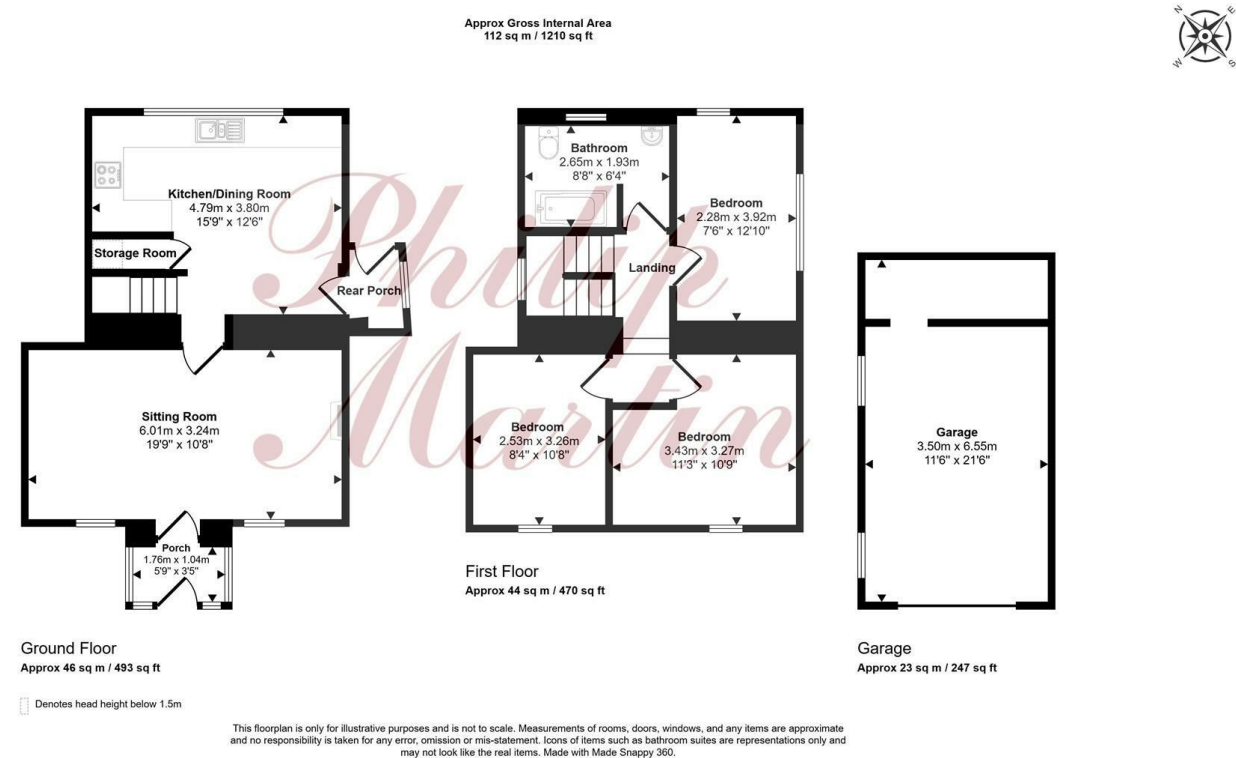


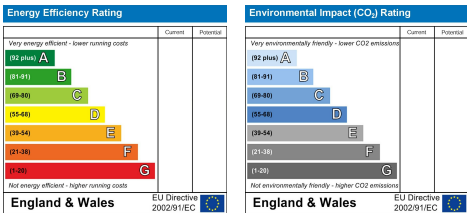
LUXULYAN, BODMIN



KEY FEATURES

- DETACHED COTTAGE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- MATURE GARDENS & PARKING
- MULTIPLE OUTBUILDINGS
- GARAGE WITH POTENTIAL
- CHARACTER FEATURES
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



LAVENTIE, LUXULYAN, BODMIN, PL30 5EA
DETACHED STONE COTTAGE SOLD WITH NO CHAIN

This three bedroom detached cottage is located on the edge of the village within Luxulyan and enjoys wonderful rural views. Offering spacious accommodation, with character features throughout the accommodation includes; entrance porch, sitting room, kitchen/dining room, three bedrooms and a bathroom. There is ample off road parking, a detached stone barn and a large secret garden. There is huge potential for conversion of the barn, subject to the necessary planning consent. Sold with no chain, internal viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £399,950

THE PROPERTY

Laventie is a three bedroom detached cottage situated at the bottom of the quiet village of Luxulyan; that falls within a short walk of the range of amenities on offer within the village. Well presented and offering a charming blend of character features and contemporary living, the accommodation comprises; entrance porch, spacious sitting room with feature fireplace, kitchen/dining room with wonderful views of the rolling countryside and a rear porch to the ground floor with three double bedrooms and a bathroom to the first floor. There is a cottage style garden to the front of the dwelling, with side access leading to off road parking for two vehicles to the rear. Across the road there is a detached stone barn that is a fantastic storage space with further off road parking available. Steps lead down to an enclosed secret garden that enjoys a tremendous amount of privacy and the sunny aspect throughout the day. There is a cabin, summer house, timber storage shed and an outbuilding.

LOCATION

Luxulyan is a small, picturesque village in mid-Cornwall, nestled in a lush, wooded valley near St Austell. Known for its rich industrial heritage, it's home to the stunning Luxulyan Valley. The village itself features traditional granite buildings, a historic church, and a strong sense of local community. It's a peaceful, rural spot ideal for walkers, history lovers, and those looking to explore Cornwall's quieter side.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

5'9" x 3'4" (1.76m x 1.04m)
Door into;

SITTING ROOM

19'8" x 10'7" (6.01m x 3.24m)
Two windows to front aspect. Feature fireplace with wood burning stove. Two radiators. Door into;

KITCHEN/DINING ROOM

15'8" x 12'5" (4.79m x 3.80m)
Comprising a range of base and eye level units with worktops over and stainless steel sink with drainer. Large window to rear enjoying far reaching countryside views. Integrated appliances including washing machine, dishwasher, fridge, freezer, oven with four ring gas hob and extractor fan over. Under-stairs storage cupboard housing hot water cylinder. Radiator. Ample space for dining table. Door into;

REAR PORCH

Wall mounted boiler and door to rear.

FIRST FLOOR

LANDING

Door into;

BEDROOM

11'3" x 10'8" (3.43m x 3.27m)
Window to front. Radiator.

BEDROOM

10'8" x 8'3" (3.26m x 2.53m)
Window to front. Radiator.



BEDROOM

12'10" x 7'5" (3.92m x 2.28m)
Dual aspect with window to side and rear. Radiator.

BATHROOM

8'8" x 6'3" (2.65m x 1.93m)
Fully tiled and comprising bath with shower over, hand wash basin and w.c. Obscured window to rear, towel rail and extractor fan.

OUTSIDE

To the front of the property there is a cottage style garden with mature shrubs and walled boundaries. There is side access, with timber storage sheds and a pathway leading to the rear there is also off road parking for two vehicles.

On the opposite side of the road, there is further off road parking as well as a detached stone barn which offers fantastic storage space and offers potential to be converted, subject to the necessary planning consent. Steps down lead to the completely enclosed, substantial secret garden that is laid to lawn with mature shrubs and trees. There is a cabin which could be used as an office space, summer house, timber shed and a stone outbuilding.

GARAGE

21'5" x 11'5" (6.55m x 3.50m)
A detached stone barn providing a useful storage space however offering huge potential to convert subject to the necessary planning consent. Metal up and over door.

SERVICES

Mains water and electric. LPG gas central heating. Private drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceeding into Luxulyan from the A30, proceed down through the village with the primary school on your right hand side. Take the left hand turning to continue straight and heading out of the village and the property can be found on the right hand side where a Philip Martin for sale board has been erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

