

Beech Tree Cottage

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Lanlivery, Bodmin, Cornwall, PL30 5AR

Lanlivery ¾ mile Lostwithiel 3 miles A30(T) 4 miles Fowey 7 miles

A beautifully presented four-bedroom country house, bijou annexe and delightful extensive mature gardens – total about .40 of an acre

- Spacious Sitting Room
- Utility Room
- Bathroom
- Attractive Spacious Enclosed Gardens
- Further Unmanaged Garden with Separate Access
- Kitchen, Dining & Living Room
- 4 Bedrooms (2 En Suite)
- Detached Bijou Annexe (Planning Permission to Extend)
- Private Parking & Outbuilding/Sheds
- Freehold, Council Tax Band E

Guide Price £695,000

SITUATION

At the sporadic rural hamlet of Redmoor, Beech Tree Cottage is situated in a fine position about ¾ mile to the north of the popular village of Lanlivery with its public house, church and primary school.

The ancient Stannary town of Loswithiel and its interesting array of shops, together with public houses, restaurants and station on the London Paddington line is about 3 miles to the south-east. Fowey, with its renowned sailing waters, is about 7 miles to the south. There are a junctions to the A30(T) about 4 miles to the north.

BRIEF DESCRIPTION

The sale of Beech Tree Cottage a fine delightfully presented four-bedroom country house of about 2141 sq ft, with a separate bijou annexe and extensive grounds of about .40 of an acre in total. Both the house, which presents delightful, character and versatile accommodation, and the annexe, have recently been the subject of significant upgrading programmes – indeed, a viewing is highly recommended to appreciate the standard of accommodation on offer.

There is ample private car parking and an extensive well fenced and hedged dog-friendly garden together with an array of useful Outbuildings/Sheds. In addition is a fenced off and currently untended further area of garden which benefits from its own access from the public road and in within which it is considered there is potential for further uses such as a Shepherds Hut and so forth – subject to all necessary consents and approvals.

THE HOUSE

On the ground floor is an enclosed Entrance Porch with slate floor, hanging space and door to a spacious and inviting Sitting Room with double aspect, slate floor, stone original fireplace with beam over and housing wood-burner.







At the rear is delightful, light and characterful Kitchen, Dining and Living Room with double aspect, slate floor, display niche and two pairs of doors leading to the outside garden. The Kitchen includes a range of Shaker style base level units with oak worktop surfaces to splashback, deep ceramic sink unit with mixer tap, space for American style refrigerator/freezer, Smeg fan assisted oven and grill and separate grill oven, five LPG rings with extractor hood, integral dishwasher and breakfast bar.

Off is a Utility/Boot Room with extensive range of cupboards, ceramic sink unit, space and plumbing for washing machine, doors to outside and a contemporary Jack and Jill Shower Room with walk-in shower with rainshower and handheld shower, wc, suyspended washbasin and chrome wall mounted towel radiator. Adjacent is Bedroom 4 being a well-proportioned room with return door leads to the front Sitting Room.

On the first floor are three good Double Bedrooms, one with an En Suite Shower with wc, modern vanity washbasin, shower with concertina door and rainshower; a Family Bathroom comprising a ball and claw freestanding bath with Victorian style mixer tap shower fitment, wc, shower with rainshower and handheld shower, towel radiator, contemporary stone circular basin and recessed shelving: and a useful Box/Laundry Room.

At the end of the Landing Passageway is a glazed door offering potential for access to and creation of a first floor balcony – subject to any necessary consents and approvals.

THE ANNEXE

A bijou well-presented detached single storey Annexe for occupation by members of the family or non-paying guests. The Annexe benefits from its' own double door vehicular access and gravelled parking areas.

There is a Kitchen with Shaker style units with timber worktops and splashback tiling, wide ceramic sink unit with mixer tap and 2-ring hob; of which is a Living/Bedroom; and a fully tiled Shower Room with quadrant shower with handheld shower and rainshower, close coupled wc and modern vanity washbasin. There are vaulted ceilings thoroughout.

Detailed Planning Permission was granted on 10th June 2022 (application no. PA22/03737) for internal alterations and extension – the extension has not been implemented of the Annexe providing a good-sized Living Room has not been implemented.

THE GARDENS AND PARKING

The principal gardens lie to the west of the house and present expansive areas of level lawn with good quality fenced and hedged borders.

There is a centrepiece mature deciduous tree, a raised Decked Seating Area with pergola, further Seating Areas, a recently created circular sunken Fire Pit which is discreetly LPG gas fired and a number of useful Outbuildings and Storage Sheds.

VIEWING

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

DIRECTIONS

From the A30(T) at Bodmin take the A38 towards Plymouth. Drive over the A30(T) and after a short distance at the 1st roundabout turn right towards Lanhydrock. Continue for about 1½ miles and at the next roundabout, turn left onto the B3269 towards Lostwithiel. Drive for nearly a mile and turn right towards Redmoor and Lanlivery. After about 150 yards at the crossroads, continue straight over (unsignposted) and drive for one mile. Beech Tree Cottage will then be seen on the right-hand side.

SERVICES

Mains water and electricity connected. Private drainage. LPG central heating to the house. Annex -electric underfloor heating in the kitchen and bathroom and an electric radiator.

Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02, Three and Vodaphone variable indoors, and EE good outdoors (Ofcom).

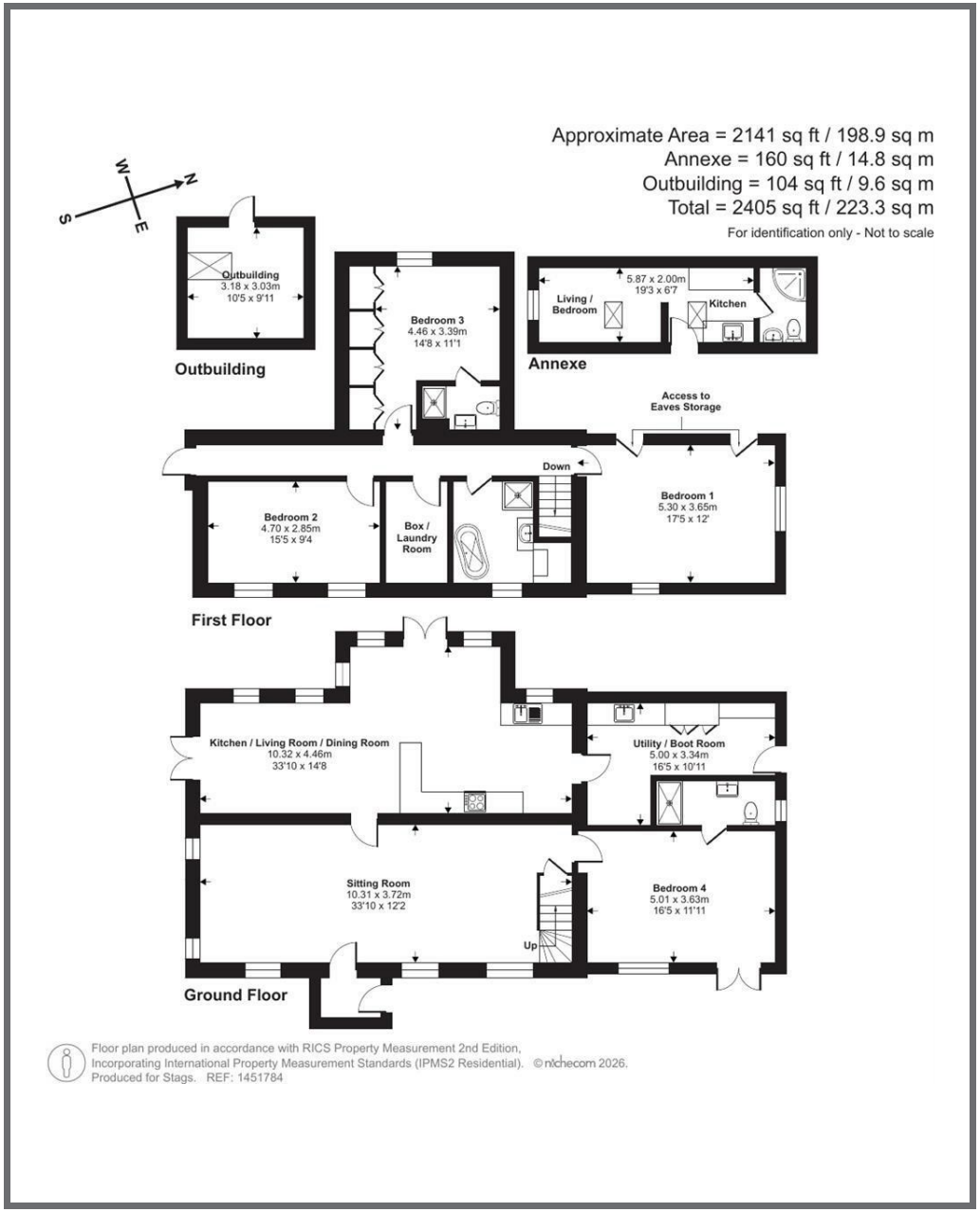


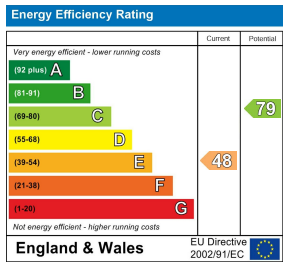




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