2 Riverside

Lanivet

THE PROPERTY SHOP



Lanivet, Bodmin

£175,000

GUIDE PRICE

Riverside









FOR SALE

PROPERTY TYPE	BEDROOMS	BATHROOMS	LOCATION	EPC RATING
Terraced	2	1	Lanivet	E

- Charming two-bedroom terraced cottage
- Character features throughout
- Cosy lounge with multi-fuel burner
- Modern fitted kitchen
- Secluded detached rear garden
- Stream running along the rear boundary
- Central village location
- Double glazing





Riverside

Situated in the heart of the popular village of Lanivet, this charming two-bedroom terraced cottage offers a wonderful combination of character, practicality and convenient village living. Set within easy reach of local amenities, the property would make an appealing home for first-time buyers, those looking for a manageable Cornish retreat, or anyone seeking a quieter village lifestyle.

The accommodation retains plenty of character throughout, with the comfortable sitting room providing a welcoming heart to the home. A stone fireplace and chimney breast house a multi-fuel burner, creating a cosy focal point, while the room also benefits from a front-facing window and useful built-in shelving.

To the rear, the modern kitchen is well equipped with a good range of fitted units and work surfaces, together with space for the usual appliances. A window overlooking the rear provides plenty of natural light, while a useful rear hallway offers additional space for coats and shoes and provides access towards the garden.

Upstairs are two bedrooms, together with the family bathroom. The principal bedroom overlooks the front of the property, while the second bedroom enjoys a rear aspect.

One of the property's particular highlights is the detached and secluded rear garden. Predominantly laid to lawn and enclosed by fencing and a low stone wall, it provides a surprisingly private outdoor space and a lovely setting for relaxing or enjoying the warmer months. A stream runs along the rear boundary, adding to the peaceful feel of this tucked-away garden. The garden is accessed via a pathway, which is owned by the property.

Located centrally within Lanivet, the property is less than a quarter of a mile from the village amenities, whilst also providing convenient access to Bodmin and the wider road network. Despite its central position, the secluded rear garden gives the property a sense of privacy that is not always easy to find with a village cottage.











Ground Floor

First Floor



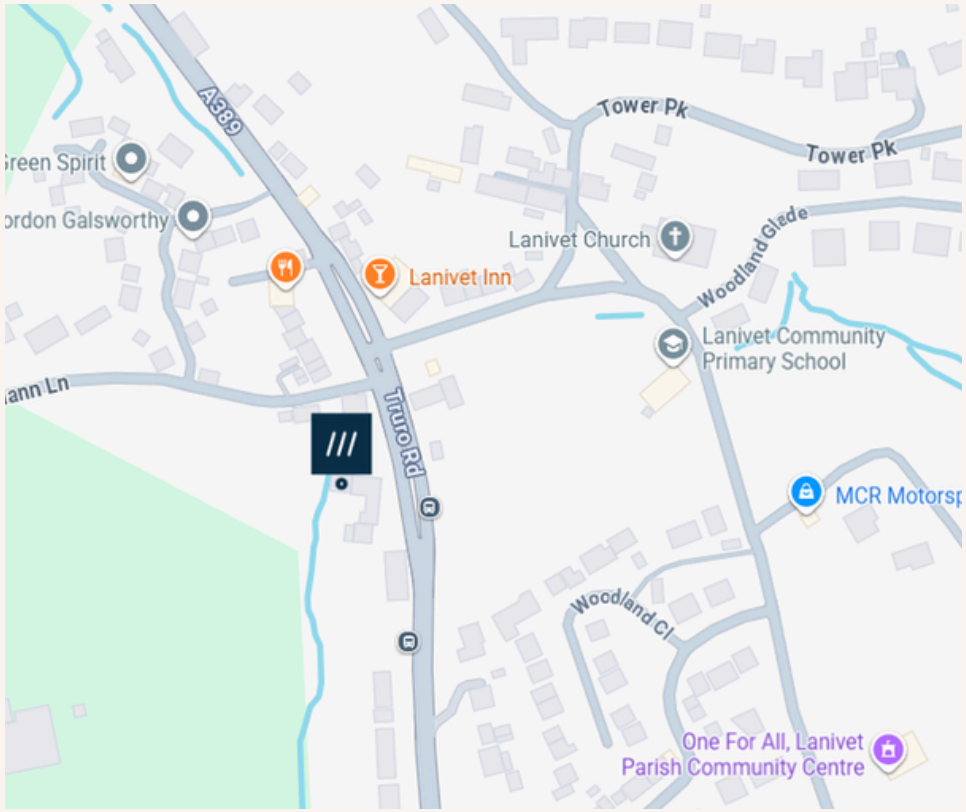
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

THE VILLAGE OF LANIVET

Lanivet occupies a convenient position for access to Bodmin (3.5 miles) and to the A30 (1.25 miles). The village boasts an array of local amenities to include: Primary School, C of E church, shop and post office, Lanivet Inn public house, The Welcome stranger Fish and Chip restaurant and The One for All community centre which has the following facilities: A main hall, meeting room, consulting room and changing facilities, senior and junior football pitches, a multi-use games area and extensive disabled facilities.

The village has a strong community feel and has a large village green with children's play area situated in its heart. The village is becoming ever more popular for those looking for a village location with good local amenities and within reach of a larger town and good road transport links.

Bodmin Parkway (Penzance-Paddington Mainline) railway station is just under 8 miles drive via the A30 and A38. Newquay International Airport is approximately 13 miles West.



Viewing: Strictly by appointment.
Directions: Sat Nav- PL30 5EU
What3Words: ///continued.field.nourished

Local authority: Cornwall Council
Council Band: A
Tenure: Freehold

Services:
Heating – Electric
Electric - Mains
Water – Mains
Sewerage – =Mains

VIEW PROPERTY ONLINE



TO FIND OUT MORE

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5 Trafalgar Square, Fowey,
PL23 1AZ
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Lostwithiel Office
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