



Description

A rare opportunity to acquire a three bedroom detached property, with a two bedroom detached chalet bungalow, a static caravan for repair/replacement, a double garage and additional on drive parking for several vehicles, set in 0.6 acres with a 24' x 60' polytunnel within the grounds, located on the rural fringes of the highly sought after village of Lanivet. The cottage and bungalow are well presented throughout and rated separately for Council Tax purposes, offering a fabulous opportunity for multi-generation occupancy, or a home with additional income, being readily commutable to the A30. Cash buyers only.

Situated

The popular village of Lanivet caters for day to day needs, with local shops, a convenience store, public house, primary school, play park and St Benet's Abbey, with further facilities and amenities in the nearby towns of Bodmin and Newquay. The village has a thriving community and is readily commutable to the A30.

Main Residence – Ground Floor

Entrance hall with utility room and cloakroom off, kitchen/breakfast room, dining room, sitting room and conservatory.

Main Residence – First Floor

Split landing, three double bedrooms and two bathrooms.

The Chalet – The Garden House

Open plan lounge/kitchen/diner, two double bedrooms and shower room.

Outside

Gardens and grounds of 0.6 acres with a double garage having power and lighting, 24' x 60' polytunnel, a static caravan currently used for storage purposes, storage sheds and former livestock enclosure.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

Glenco F. The Garden House D

Council Tax Bands

Glenco D. The Garden House A

Note

Glenco has been tested and found not to have mudic block, it has however been classified to have poor grade concrete in the front wall and gable end. Interested parties must make and rely upon their own investigations/surveys with regards to any remedial works required.



Tenure

Freehold