



Willow Cottage



**STAGS**



# Willow Cottage

Lanivet, Bodmin, Cornwall, PL30 5HB

Wadebridge 8 miles - Bodmin 3 miles - Padstow 17 miles -  
Fowey 13 miles

An attractive modern home with  
character features set amidst lovely  
stream bordered gardens

- Open plan kitchen/dining room/garden room
- Study
- Garage & driveway
- Freehold
- Sitting room
- 3 Bedrooms (1 en-suite)
- Lovely garden
- Council Tax Band E

Guide Price £530,000

## SITUATION

Renowned as the village in the exact centre of Cornwall, Lanivet is ideally positioned for ready access to both the north and south coasts, each home to sandy beaches and historic coastal towns that include Padstow, Fowey, Charlestown and Port Isaac.

There are a range of local facilities including a primary school, public house, fish & chip shop, village store, hairdressing salon and vibrant community centre. Within walking distance is The Saints Way, an historic old walking route whilst the Camel Trail passes through Bodmin and follows the route of the old railway into Wadebridge and beyond to Padstow. Other notable nearby attractions include Lanhydrock House which is maintained by The National Trust whilst to the east is Bodmin Moor designated an AONB and a haven for walkers and nature lovers alike.

Within a short distance is the mainline railway station at Bodmin Parkway that connects into London Paddington, and Newquay Airport on the north coast has a number of scheduled flights to both domestic and international destinations.





## THE PROPERTY

Constructed in 2000 and set amidst a delightful stream bordered garden, Willow Cottage is a beautifully presented modern home that offers well-proportioned accommodation with a number of stylish traditional features.

The property is approached over a brick paved driveway, from where there is direct access to the covered entrance porch. The front door opens into a welcoming reception hall with slate flooring, exposed brick detailing and turning staircase. Latched doors lead to a cloakroom, study and reception rooms. The impressive open plan kitchen/dining/sun room has a tiled floor throughout, is full of natural light and enjoys views over the rear garden. The kitchen is well appointed with a range of painted cupboards and drawers, complete with integrated appliances and a granite topped island. French doors open to the rear garden and courtyard. The sitting room again opens to the garden and includes a granite fireplace inset with a woodburning stove and exposed timber features. The ground floor is finished with a utility room.

On the first floor is a galleried landing that provides access to the bedrooms and shower room. The spacious master bedroom includes a 9'8" high vaulted ceiling with substantial exposed timbers, built in wardrobes and an en-suite bathroom appointed with a Jacuzzi bath, pedestal wash basin, shower and WC. The two remaining bedrooms overlook the rear garden and there is a family shower room.

## OUTSIDE

The driveway provides parking for 2/3 vehicles and is bordered by mature flower and shrub beds. Direct access is afforded to the large garage with plenty of shelving. Double gates lead to a carport/under cover entertaining area on the southern side of the house adjacent to a lovely enclosed courtyard with raised beds and integral seating.

Stretching across the rear is a broad sun deck which opens onto the lawned garden, surrounded by colourful and beautifully planted borders including willow, acers and roses. A gate leads down to the stream at the rear and in one corner is a garden shed.

## SERVICES

Mains water, electricity and drainage. Oil fired underfloor heating.

## VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488

## DIRECTIONS

Proceed into Lanivet from the west and pass through the village centre. Turn left sign posted Lamorrick and continue over the small bridge. After a short distance, Willow Cottage will be on the left.







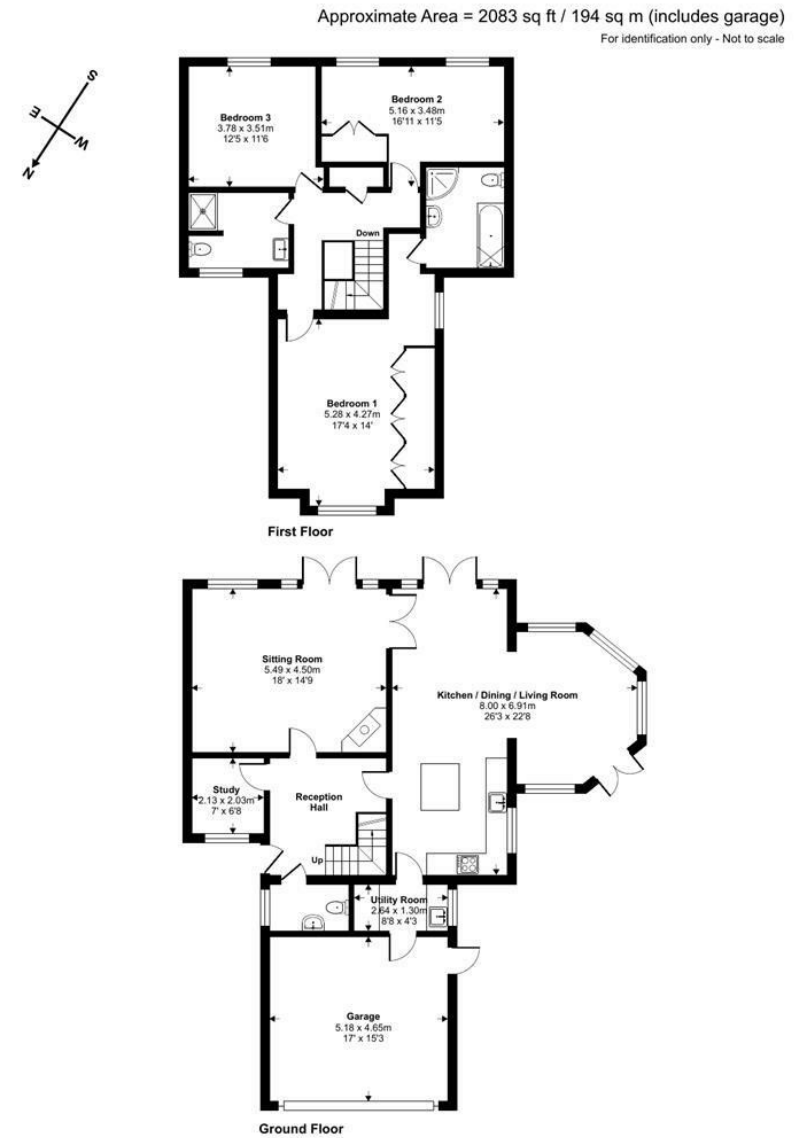
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>66</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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