



Bodmin Office  
46-48 Fore Street  
Bodmin  
PL31 2HL

01208 74182 option 1  
bodminsales@thepropertyshopcornwall.co.uk

## Tremore, Nr. Lanivet

A beautifully renovated, two double bedroom semi-detached cottage situated in a sought-after rural hamlet in a Central Cornwall location within two miles of the A30. Generous Southerly facing rear garden and patio, off road parking for two cars and outbuildings. Must be viewed to be fully appreciated.

- \*Lounge diner with multi-fuel burner
- \*Kitchen breakfast room with granite work surfaces
- \*Two double bedrooms \*Countryside views \*Generous rear garden \*Driveway parking for two cars
- \*Outbuildings \*Rural location

**Price: £325,000**



## **Mortaine Cottage, Tremore, Lanivet PL30 5JT.**

Mortaine Cottage has been beautifully renovated by the current owners; presented to a standard which credits their work greatly. It has a blend of both modern and period features and offers a huge desirability as a main home or as a holiday home/let.

### **ACCOMMODATION LIST (ALL MEASUREMENTS ARE APPROXIMATE AND INCLUDED ON THE FLOORPLAN).**

The cottage is approached via a herringbone brick paved driveway offering parking for two cars, which has a timber gate to the rear opening to access the rear garden and patio.

The rear garden extends some distance from the rear of the cottage and offers a Southerly aspect. It is mostly laid to lawn and enclosed by traditional Cornish walls. There is a pleasant sitting out area to the far end which offers some lovely, far reaching countryside views.

A large paved patio extends across the rear of the cottage, adjacent to outbuildings including a stone built shed/workshop (with power) and adjoining woodstore. There is also a substantial timber storage shed.

The cottage is entered via a side door with obscured decorative inserts which opens into the entrance hallway. Solid oak flooring runs throughout the hallway, kitchen breakfast room and lounge diner. Solid oak doors open to these rooms and the airing cupboard which houses a Fischer unvented hot water cylinder. Loft hatch opens to a boarded and insulated loft space.

All internal doors are bespoke, hand made or solid oak.

The downstairs bathroom has an obscured window to the front elevation. Wood effect flooring, vanity wash basin unit, low level period style WC, corner roll-top bath with mains waterfall shower over and chrome mixer tap with shower attachment. Extractor fan. Tiling to water sensitive areas.

The kitchen breakfast room has a window to the front elevation. An alcove provides space for a tumble dryer with the washing machine space provided next to the sink. There is a range of floor based units comprising cupboards and drawers with solid granite work surfaces over. Inset Belfast style sink with routed draining surface. Range style cooker is included, integrated fridge and freezer. Metro-tiled splashbacks. Matching wall mounted storage units. Inset LED spotlights to ceiling.

The lounge diner is an impressive reception room with two windows facing to the rear elevation providing an outlook down the garden. The best feature of the lounge is a beautiful fireplace with granite lintel and slate hearth which houses a multi-fuel burner. This room has ample lounge space and a space for a family sized dining table. Two doors beneath the solid oak staircase open to storage space. Beamed ceiling, a solid oak staircase (first few steps are slate) rises to the first floor landing.

The first floor landing is solid oak, with two doors opening to the bedrooms.

Bedroom one is the larger double, with exposed timber flooring and a window overlooking the rear garden and providing some far-reaching countryside views.

Bedroom two is also a double bedroom with the same view over the garden. A louvre door opens to a built in storage space over the stair void. Both bedrooms offer space for free standing furniture. Each bedroom has a high vaulted ceiling with exposed beams and inset LED spotlighting.

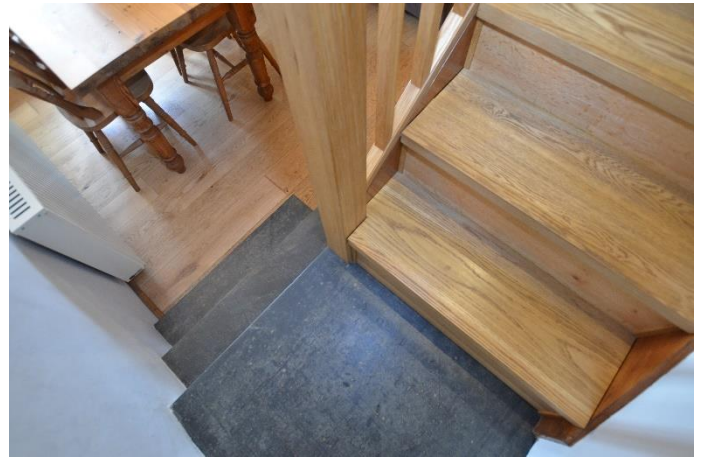
Services: The property is heated via the multi-fuel burner with supplementary Fischer modern electric panel heaters throughout the cottage. Mains water (not metered), private drainage, mains electricity.

The septic tank is shared between Mortaine Cottage and two neighbouring properties; being situated on a neighbouring plot. The three properties all contribute towards the emptying and servicing of the tank when required.

**EPC BAND: F**

**COUNCIL TAX BAND: C**









01208 74182 option 1  
bodminsales@thepropertyshopcornwall.co.uk

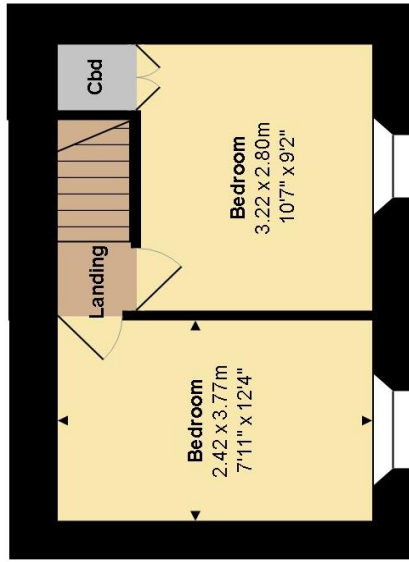
thepropertyshopcornwall.co.uk

These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

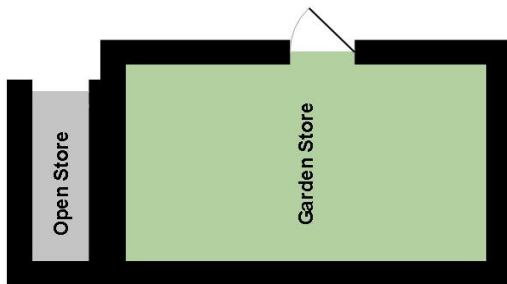




**Ground Floor**



**First Floor**



**Outbuilding**

All measurements are approximate and for display purposes only.