

Bodmin Office
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Bodmin
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Post Office House, Lanivet,

****NO ONWARD CHAIN****

A charming two-bedroom cottage with character features throughout located in the heart of the village of Lanivet. The property boasts a larger than average rear garden and driveway parking for two cars.

*Entrance hall * Open plan living space with feature log burner * Modern fitted kitchen * Two bedrooms * Shower room * Large rear garden * Driveway parking * Central village location, close to local amenities * Less than one mile from A30 * Modern bathroom *

Guide Price: £230,000



Location

Post Office House is a character cottage historically formed part of the original Post Office located at the heart of the highly sought after 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.

The Property

A front door opens into the entrance hallway, a large space to hang outerwear and store shoes. Off this hallway is the open plan kitchen living room.



To the front of the property is the kitchen area with a modern fitted kitchen with matching floor based and wall mounted units comprising both cupboards and drawers with wood effect worksurfaces over. Sink and drainer unit with cupboards under, space for under counter washing machine, oven with ceramic hob and extractor over, alcove with space for freestanding fridge freezer and a feature woodburner set within a stone fireplace.



A breakfast bar with seating separates the kitchen from the living area to the rear with space for a suite and television, there is a door to outside and stairs to the first floor landing.



Immediately in front of you is the second bedroom with window to the front elevation and space for bed and other furniture.



Adjacent to this is Bedroom one with space for a double bed, wardrobes and window to the rear. Cupboard containing hot water cylinder.



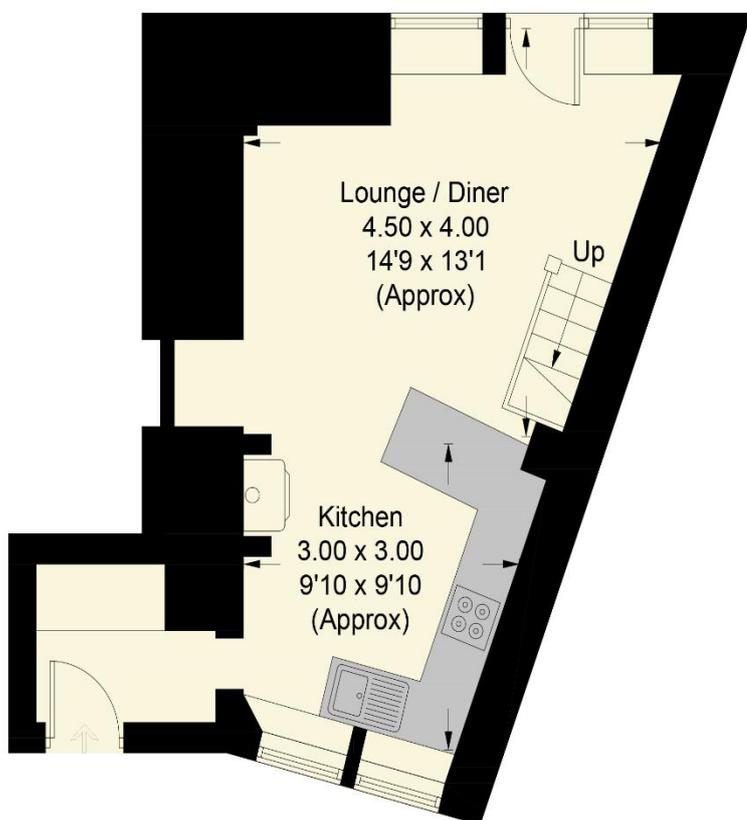
The shower room is located at the rear of the property with a white suite comprising vanity unit with storage under, WC and shower cubicle with wall mounted shower. Chrome heated towel rail and window to rear elevation.



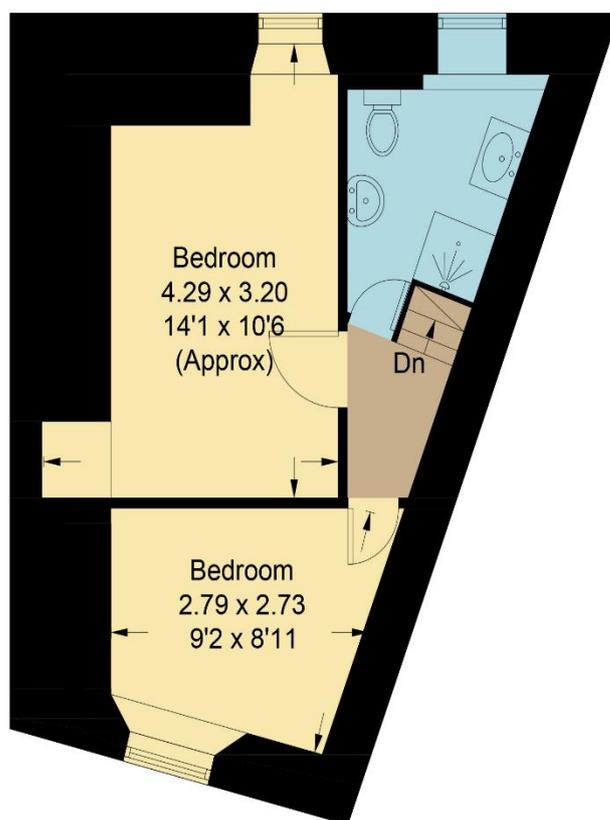
The rear door opens out onto onto a private and secluded patio making a pleasant seating area, there is also an alcove space which makes a perfect log store. Steps up to the rear garden which is predominantly laid to lawn with two large sheds and greenhouse. To the front is driveway parking for two cars in tandem.

EPC BAND: D

COUNCIL TAX BAND: A

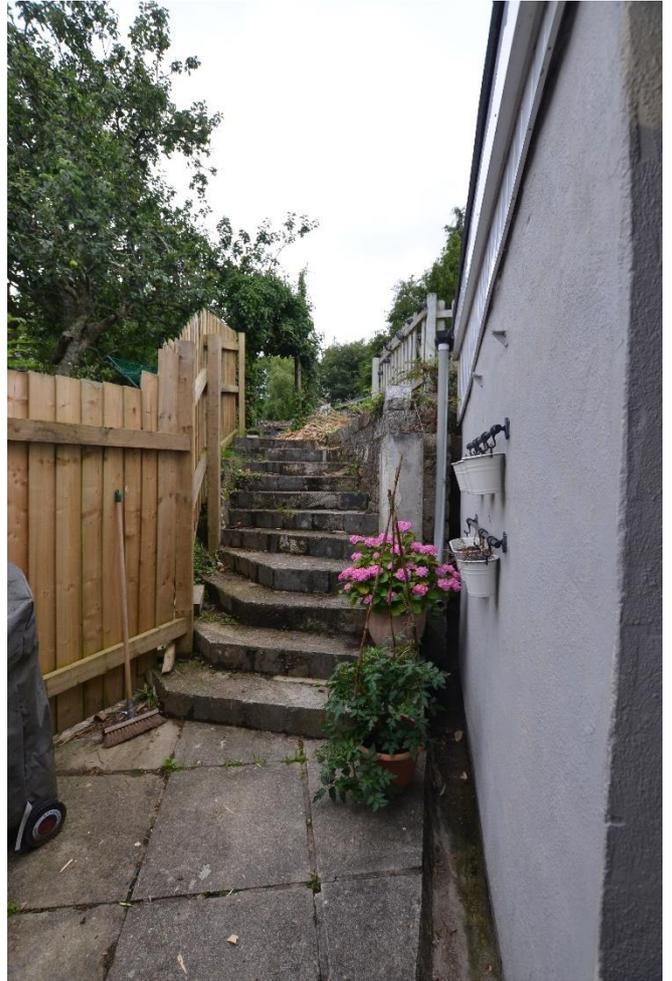


Ground Floor



First Floor

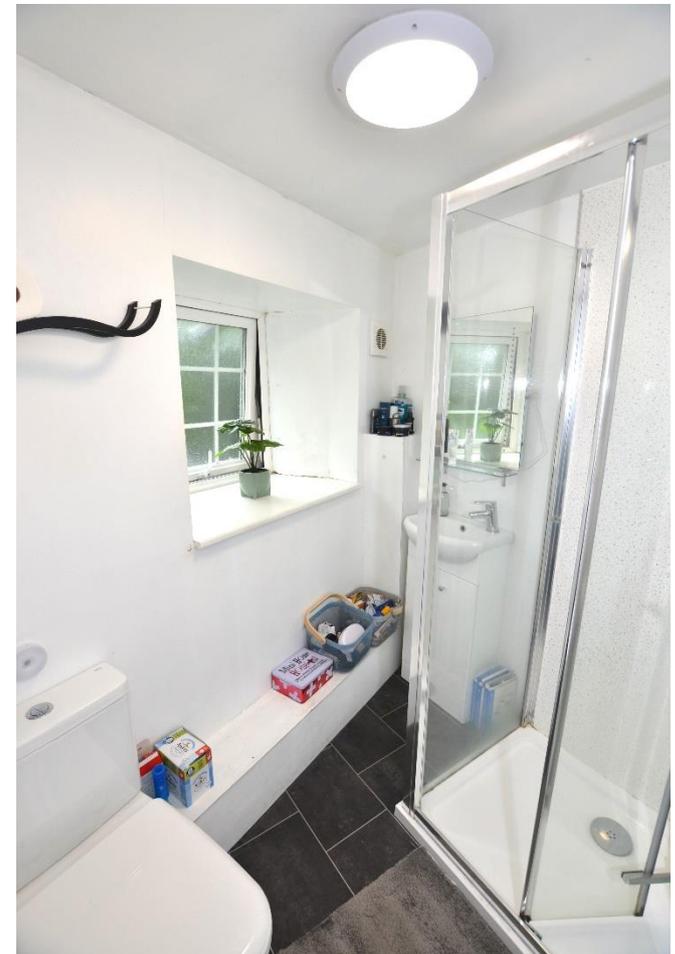
Illustration for identification purposes only, measurements are approximate, not to scale. (ID995704)



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