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## Lanivet, Cornwall

An exceptionally well presented and deceptively spacious four double bedroom detached family home, situated on a secluded plot on the edge of the popular village, Lanivet. Having recently undergone extensive modernisation throughout, a viewing is essential.

\*Spacious lounge with bay windows \*Modern fitted kitchen diner with central island \*Bathroom \* Four double bedrooms \*Large rear garden  
\*Double glazing and oil-fired central heating  
\*Within half a mile of the A30 \*Woodland views

**Price: £550,000**



Malindi is an impressive family home, comprising four double bedrooms, situated in a secluded plot on the outskirts of the village of Lanivet. There is ample parking leading off of the private driveway, as well as a detached garage space to the rear of the plot, set on a concrete base.

The property is surrounded by gardens, with paved patio areas able to be accessed via either the dining room or utility, and a covered area to enjoy alfresco dining.

The popular village of Lanivet provides excellent amenities, including convenience store, village pub and restaurant, primary school, and green community space. Lanivet is centrally located, being a short drive from both the bigger town of Bodmin, and only half a mile from the A30, bringing Plymouth, Truro and Exeter all within easy reach for those who wish to commute.

### The Property

The property is initially accessed via the main entrance off of the driveway, which opens to the spacious internal hallway, with a staircase to the right leading to the first floor. Doors lead from here through to the lounge, kitchen diner, and downstairs shower room.



The lounge is generous in size, with an attractive bay window providing great natural light to the room, herringbone wood effect flooring and wall mounted panel heaters. Steps lead to the dining room, with the wall between housing a modern double sided log burner.



The kitchen diner is open plan and dual aspect, with a central island and space for a large dining table with French doors leading to the rear garden.



The newly fitted kitchen provides many units, both floor and wall based, with plenty of marble work surfaces and matching splashbacks. There is an Elica ceramic hob with extractor hood above, a sink and drainer unit, and a double Beko oven and grill, as well as an integrated dishwasher and undercounter bin. There is a dedicated space for an American style fridge freezer, with tall storage cupboards to either side.





From the kitchen an open doorway leads to the utility which houses the washing machine and tumble drier, as well as a further sink and drainer unit, and a door to the rear patio and covered area.



The internal hallway has doors leading to the downstairs shower room and large cloakroom, providing storage for outerwear and shoes.



The downstairs shower room comprises a W/C, handwash basin and vanity, shower cubicle with mains powered shower and wall mounted heater, with wood effect flooring and tiled walls.



A door also leads to the downstairs bedroom, also having its own access via French doors from the driveway. This bedroom is generous in size, being a spacious double, with excellent potential to become an annexe, with its private access as well.

Stairs lead to the first floor, with doors leading off to the three bedrooms, family bathroom, and a double airing/storage cupboard.



The main bedroom is generous in size allowing plenty of space for freestanding furniture, and dual aspect allowing great natural light, with windows facing to the side and rear elevation, with treetop views across the valley.



Bedroom two is also a good-sized double, with built in wardrobes. A window to the rear elevation overlooks the garden.



Bedroom three is another double, looking over the side elevation to the driveway, offering space for freestanding furniture.



The family bathroom with vinyl flooring and marble effect wall panels comprises a panel bath with a wall mounted electric 'Triton' shower over, a handwash basin and w/c. An obscured window faces the rear elevation, with a wall mounted heated towel rail just below.



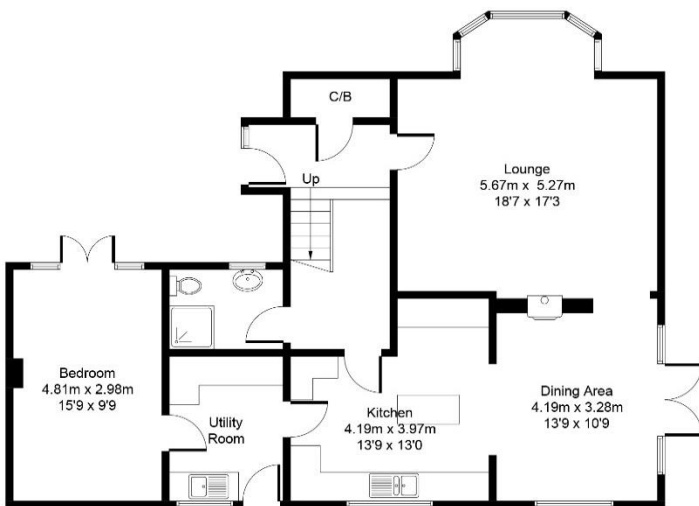
The garden is a real asset to the property, wrapping around three sides and being secured around, with a covered seating area, areas of slate chippings and wooden raised beds. Parking can be found both in front and behind the property with an additional detached garage on a concrete base, currently being used as a home gym, but with power should a workshop or similar be desired. An additional shed is found to the edge of the garden, providing additional storage for outside items.



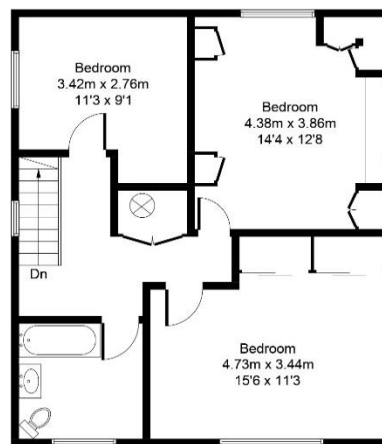


## Malindi

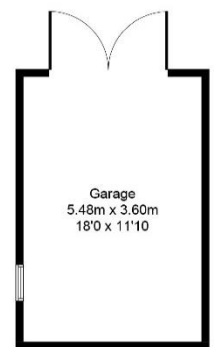
Approximate Gross Internal Area = 160.6 sq m / 1729 sq ft  
 Garage = 19.8 sq m / 213 sq ft  
 Total = 180.4 sq m / 1942 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)  
 Outbuilding

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. (ID1034148)

