

BEECH TREE COTTAGE



4



2



4

Redmoor, Lanlivery
PL30 5AR
Guide Price: £895,000



£895,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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No onward chain Beech Tree Cottage – as idyllic and picturesque as the landscape that surrounds it. This beautifully presented home is nestled in a peaceful rural setting, offering a serene retreat from the bustle of daily life. Despite its secluded charm, it remains conveniently close to local amenities, just a short drive away.

Upon entering the property through a charming entrance porch, you're welcomed into a spacious and inviting living room, perfect for both relaxation and entertaining. This bright and airy space benefits from multiple windows, allowing natural light to pour in and offering views of the garden

To the rear of the home lies a well-appointed kitchen and dining room offering ample space for cooking and hosting. The layout flows beautifully, making it the heart of the home—ideal for family meals or intimate dinners.

Adjacent to the kitchen, is the utility room, this space has been designed with style and practicality in mind. A door from here leads to the downstairs shower room and then again into the downstairs bedroom. The bedroom benefits from double doors which

Upstairs, the home offers three further generously sized bedrooms, each beautifully presented to reflect the character and charm of the property. In addition, there is a box room, ideal as a nursery, home office, or extra storage space.

The floor is served by a family bathroom, complete with both a bath and a separate shower, catering to all needs. One of the bedrooms further benefits from a convenient en suite shower room, enhancing comfort and privacy for guests or family members.

The property has been thoughtfully upgraded while preserving parts of its original character. The property benefits from a detached annex offering a living area/bedroom, kitchenette and shower room

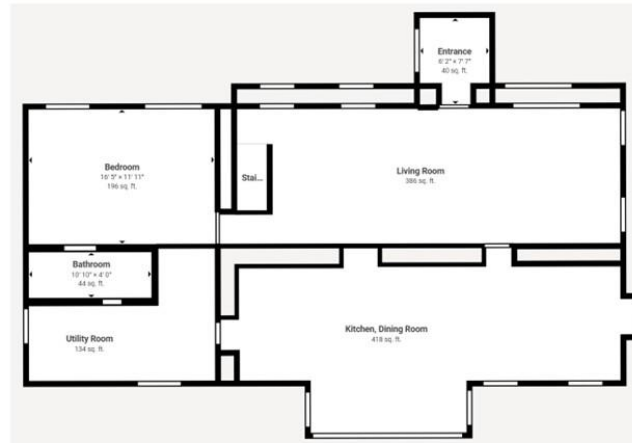
Outside, you will find a beautifully maintained garden approximately $\frac{3}{4}$ of an acre with endless greenery and bushes. a firepit, hot tub, play area/climbing frame

Set within approximately $\frac{3}{4}$ of an acre, the garden is a true sanctuary—beautifully maintained with lush greenery, mature bushes, and open lawn space. Whether relaxing or entertaining, the outdoor area caters to every lifestyle, featuring a firepit, hot tub, and a play area with a climbing frame, making it ideal for both adults and children alike.

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Ground Floor



First Floor



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*Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate.

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KEY FEATURES

Beautifully presented period family home retaining so much character and features.

Flexible and spacious accommodation

Self-contained detached annex

Large Kitchen/ Dining Room

Spacious Living Room, complete with a log burner.

Four Double Bedrooms, two of which benefit from ensuite shower rooms.

Parking for multiple vehicles

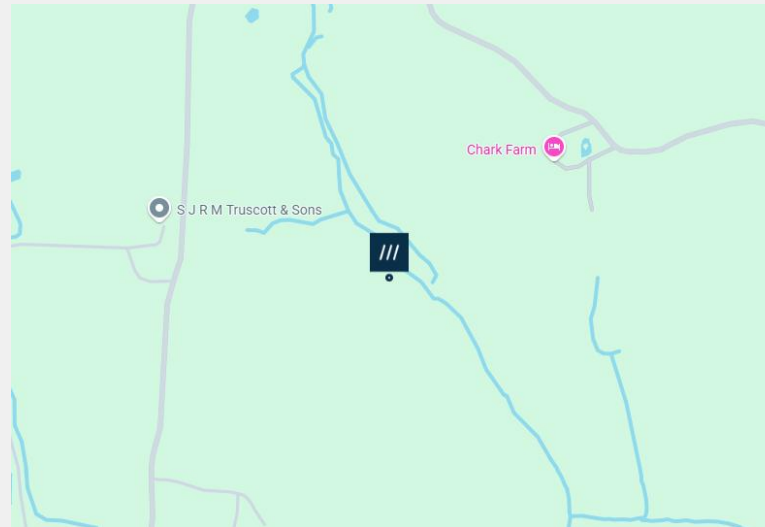
Beautifully maintained gardens approximately ¼ of an acre

Opportunity to continue a successful holiday let or multi-generational living.

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: E

TENURE: Freehold



what3words: ///tasks.flicks.tidy



SERVICES:

Heating – LPG Gas Fired Central Heating

Electric – Mains

Water and Sewerage – Mains

SCHOOLS:

Lostwithiel Primary School

Redmoor School

Fowey Primary School

Fowey River Academy

TRANSPORT LINKS:

Located a short drive from Lostwithiel Town centre.

Approximately 8 miles from Fowey Town

Lostwithiel Railway Station, just a short drive.

Approximately a 20-minute drive to join the A30.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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