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## Pelyntor Cottage Lanlivery

A characterful detached Grade II listed four bedroom country property within grounds of approximately 4.5 acres including outbuildings, paddocks and woodland. Located in a rural setting on the edge of the popular village of Lanlivery, the A390 is close at hand offering fantastic transport links within the county and beyond.

- Entrance porch with slate flooring • Kitchen/Breakfast Room • Sitting Room • Dining Room • Snug/study • Cloakroom with Shower Room
  - Utility room with pantry • Master Bedroom With En Suite
- Three Further Bedrooms • Family Bathroom • Double Garage with potential for conversion (Subject to obtaining the relevant planning permission) • Pump House • Pretty Gardens • Paddocks • Woodland
  - Oil fired Central Heating • Viewing an Absolute Must •

**Price: £895,000**



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## Location

Pelyntor Cottage is situated in a wonderful position just outside the popular village of Lanlivery and enjoys attractive views towards its renowned church. The village boasts a popular public house and primary school.

The town of Lostwithiel with all its amenities is one and a half miles distant where there are a number of shops which cater for day to day needs and a mainline railway station with a regular service to London Paddington.

The A 390 is within a few hundred yards and offers excellent communication links with the remainder of the county, the A30 is easily accessible providing further transport links further afield.

Pelyntor Cottage offers a rare opportunity to purchase a country home in a sought after setting and internal viewing is highly recommended to appreciate the property fully.

## The Property

Pelyntor Cottage, believed to be of late Georgian origin is an attractive Granite property boasting a number of character features such as a granite fireplace with clome oven and granite lintel, exposed ceiling timbers, window seats, slate flagstone floors, timber floorboards and exposed stonework - all of which are fully reflected in its status as a Listed Building of Special Architectural or Historic Interest Grade II.

The front door opens out to an inviting Entrance Hallway with dado rail and oak flooring, off which are two principal front Reception Rooms the Sitting Room and Dining Room.

To the right is a generous sized Sitting Room, the focal point is a feature fireplace marble surround and mantel, there is a recessed cupboard with glazed display unit over. Sash window with views over the front garden, countryside and church in the distance, window seat and window shutters. Other features of the room include picture rail, double radiator and mahogany parquet flooring.



The Dining Room is on the opposite side of the Entrance Hallway, there is an open fireplace with cast iron grate, timber surround and mantle to the centre. Sash window to

the front with window seat and window shutters, mahogany parquet flooring, picture rail and two radiators.



At the end of the hallway a turning oak staircase leads up to the first-floor landing.

Off the Hallway to the rear of the property is a cloakroom with ample room for outerwear, shoes and other storage space. From here is a door off to a downstairs shower room comprising shower area, wash handbasin and low level WC.

There is also a study/snug to the rear with the original granite fireplace and clome oven, this opens into the Kitchen/Breakfast Room.



The Kitchen/Breakfast Room is at the rear of the property, it is an impressive dual aspect space with slate flooring, vaulted ceiling and feature exposed stonework. There is a recently fitted cream shaker style unit kitchen with wooden work surfaces over comprising matching range of base and eye level kitchen units and tiled splashbacks. Inset ceramic sink and drainer with storage under, integral dishwasher, Sandyford Sherlock oil-fired cooker serving domestic hot water and central heating with extractor hood over. There is also a separate ceramic inset hob with stainless steel splashback. At the other end of the room there is space for a family sized dining table and a door opens out to a good-sized rear porch with slate flagstone flooring.

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overlooking the patio and slate flagstone flooring. There are cream shaker style floor based units with slate worktops over. Integrated Belfast sink with storage under, drainage grooves to work surface and tiled splashbacks. There is space and plumbing for under counter washing machine and tumble drier. The current owners have created fantastic storage space with the addition of full-length units.



Adjoining the Kitchen/Breakfast room is an inner hallway with space for a freestanding fridge freezer, door through to large walk-in pantry with fitted shelving. Off the inner hallway is also a generous size utility room with windows to the rear

On the first floor is a Central Landing with part glazed timber balustrade, exposed beams, feature window through to Kitchen/Breakfast Room and doors off to bedrooms and family bathroom.

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The Master Bedroom to the front of the property enjoys lovely views to the front, it is a generous size double bedroom with En Suite Shower Room comprising tiled shower, suspended wash basin and WC.



The Bathroom with side filling mosaic tiled bath, WC, suspended washbasin, part mirrored double doors to Airing Cupboard with Megaflow tank.



### The Gardens

The property is approached by a set of timber gates opening out to a brick driveway offering parking for several vehicles. To the rear are further attractive gardens with level slate paved seating area with walled terrace over and steps leading up to a higher terrace with further rockery garden.

Beyond is an Orchard with mature apple trees, an aluminium Greenhouse 12'6" x 8'6" with staging to one side and Polytunnel about 20' x 8'6" with cold water supply and raised beds. From here there is a further area that the current occupiers have historically used for chickens, with a Cornish



There are three further bedrooms, two of which are double rooms with the third a generous single.

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hedge and mature tree borders. A central path leads back to the house and provides access to a further shrubbery garden with pond. A gate opens into an enclosed vegetable garden with raised beds. There is also a raised private decked seating area.

Immediately to the front of the house is a pleasant, terraced seating area amongst a delightful flower garden with a profusion of mature plants and shrubs. Alongside is a timber Summerhouse about 10'6 x 5'9. Wooden archway and gate opens to steps down to lower garden. Predominantly laid to lawn bordered with a variety of trees and plants.

### Detached Double Garage

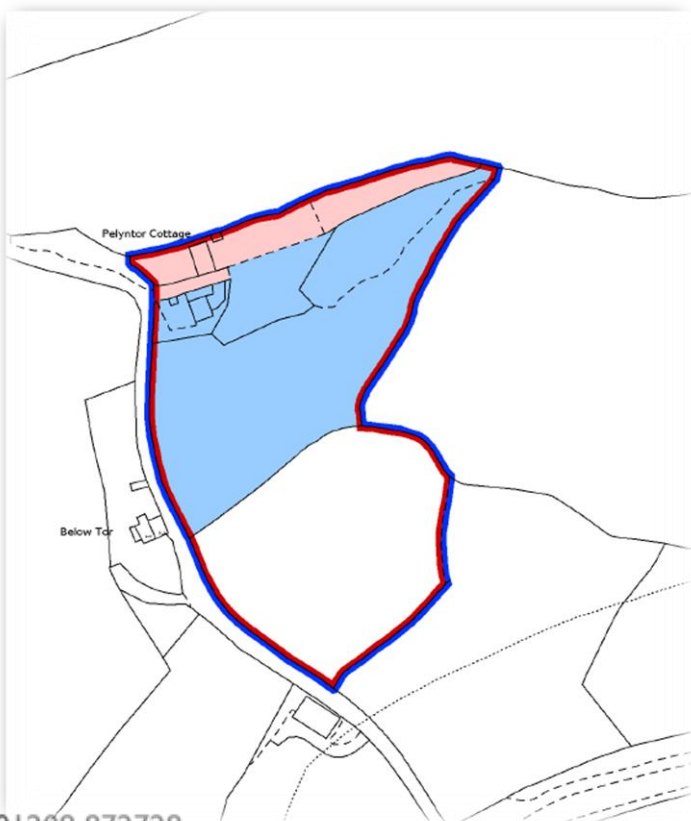
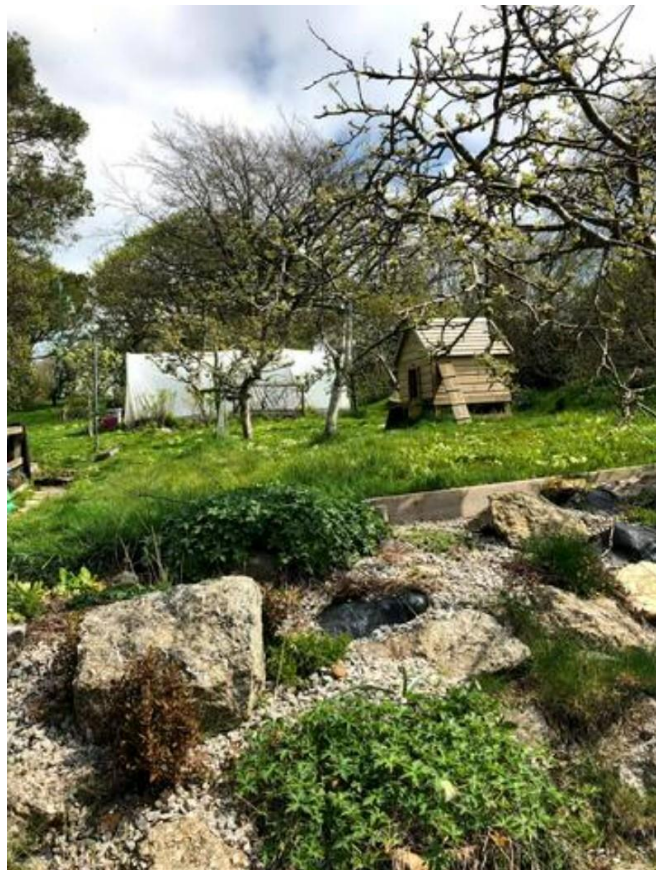
Of block construction with natural granite face under a slate pitched roof the Garage is about 24'9 x 20' with concrete floor, boarded roof storage, two double vehicular doors, power and lighting. The current occupiers have temporarily partitioned this in to two stables and a secure tack room. This space offers fantastic potential for conversion (subject to arranging the relevant planning permission) and would make a perfect annexe. Outside is a generous concrete parking area for several vehicles off which is a covered Log Storage Area and a former Pump House with original pump, water collection area and well.

### Paddock and Woodland

A gate from the concrete parking area opens out in to a pasture paddock, through which the Saints Way crosses. At the top of this field a further gate opens out into woodland.

**AGENTS NOTE:** The Saints Way passes through adjacent field.

**EPC BAND: AWAITED COUNCIL TAX BAND : F**



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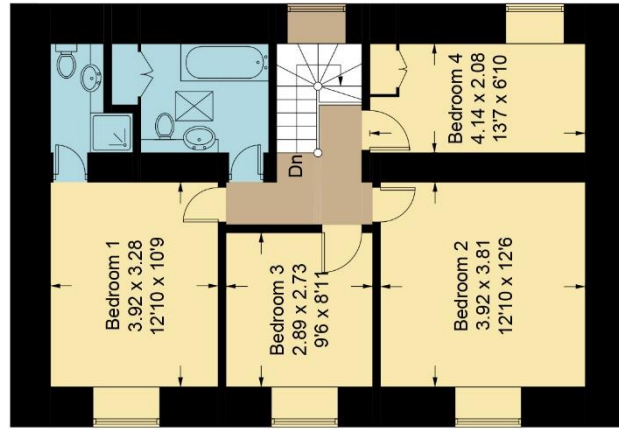
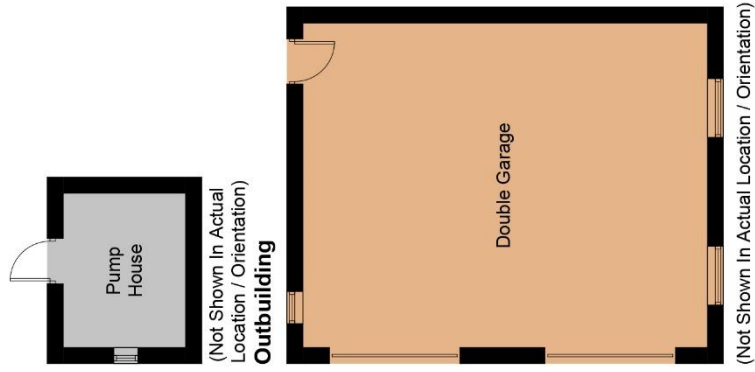


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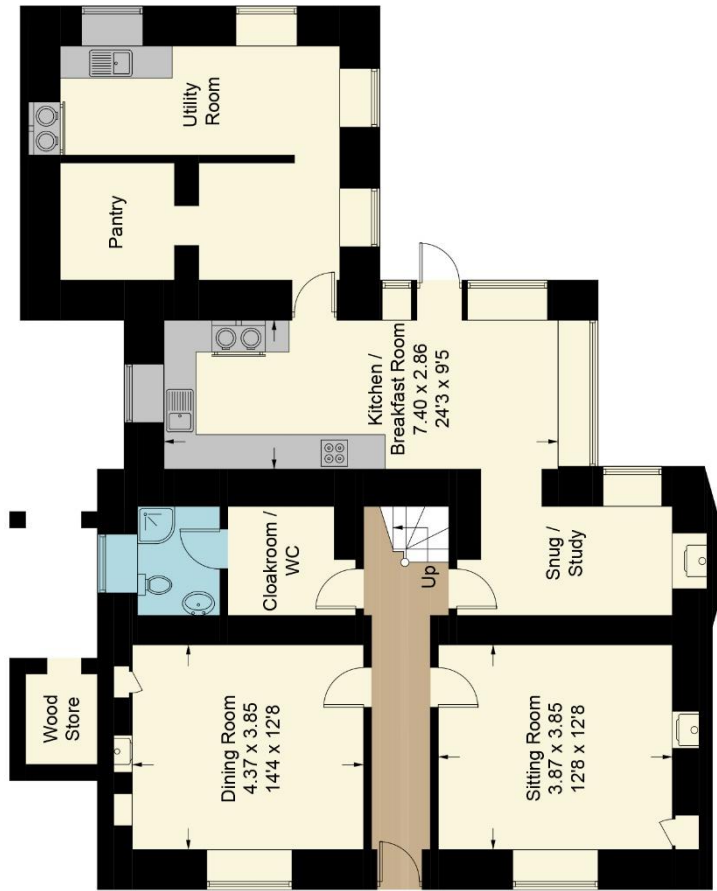
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First Floor



Ground Floor

Illustration for identification purposes only.  
measurements are approximate, not to scale. (ID1050614)