



Redtye Cottage
Lanivet, Bodmin

LODGE & THOMAS
ESTABLISHED 1892

Redtye Cottage,

Lanivet, Bodmin PL30 5JA

Guide Price - £875,000 Freehold

- Four/five bedroom house
- 8.6 acres
- Paddocks & gardens
- Beautifully presented

A detached four/five bedroom house together with over 8 acres of land, offering the opportunity for 'the good life'. Situated in a convenient location and yet enjoying total privacy, being ring-fenced by its own land. In the same ownership for almost 50 years.

Redtye Cottage is a detached house, much enlarged from its original cottage form and which now offers comfortable and versatile four/five bedroom accommodation.

The property has been owned by our clients for almost 50 years and is now only available to the market owing to a need to downsize.

During our clients' ownership the property has been transformed from a modest two bedroom cottage to the four/five bedroom house it is today, and it has been well maintained, boasting modern additions such as uPVC double glazing throughout, a new (installed approximately 1 year ago) oil central heating boiler and all roofs and chimney stacks have been replaced over the course of the last 5 years. Solar panels were installed approximately 2 years ago and have since significantly reduced electricity costs.





The accommodation is beautifully presented and in all comprises a large welcoming hallway, recently fitted shower room, study/bedroom five, sitting room with a fabulous wood burner set into a former Inglenook fireplace with exposed granite lintels and a rounded slate hearth open plan to a sun room, kitchen/dining room with solid wood units and granite worktops complete with electric Aga, utility room and a double garage all to the ground floor.

The majority of the ground floor is laid with slate flooring, whilst a modern split staircase and some of the first floor flooring is solid oak. To the first floor are four double bedrooms – the master with a balcony terrace overlooking the gardens - and a very large family bathroom.

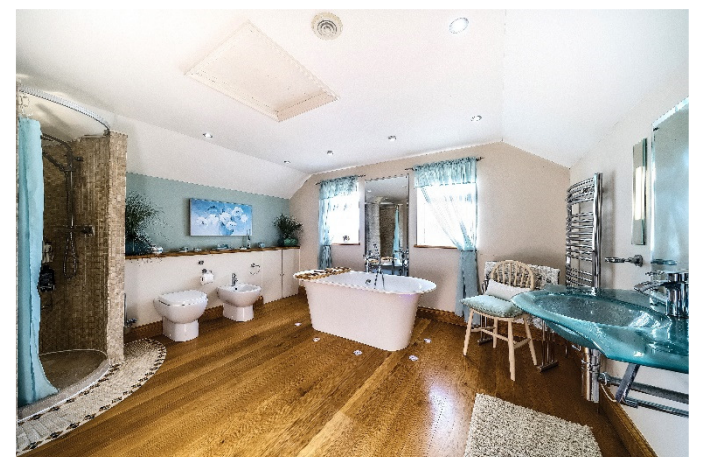
From the roadway is a gated and walled entrance opening on to the drive which is flanked by the paddocks with post and rail fencing on one side and by Rhododendrons bordering the garden on the other side.

The four paddocks are level and have largely been left to rewilding with mown pathways and dense tree and hedge lined boundaries. One of the paddocks is arranged with several outbuildings, including a garage, and polytunnel frames and the paddock beyond this is planted with a small copse of Hawthorn and has been known to see much wildlife activity. Within this paddock are small raised timber sheds and even a stand-alone timber shower cubicle.

The gardens extend to the side of the cottage and comprise a large level lawn ideal for children and pets to play and mature trees border the boundaries offering shelter and privacy from the roadway. At one end of the garden is a raised brick built bench complemented by a matching firepit and a patio from the kitchen/dining room is a work in progress but will offer ample space for sitting out and al fresco dining.

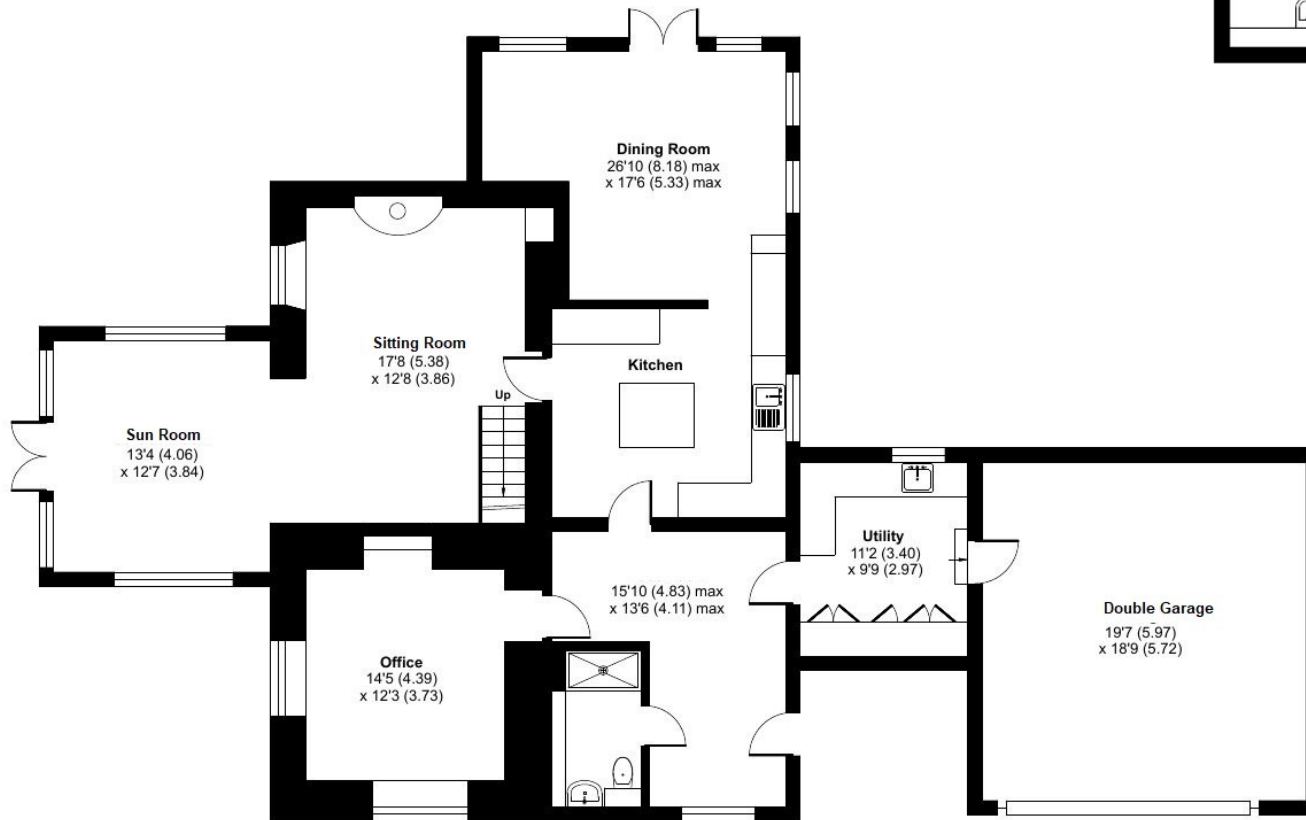
Beyond the garden is a productive vegetable garden with raised beds, fruit cage and various log stores.



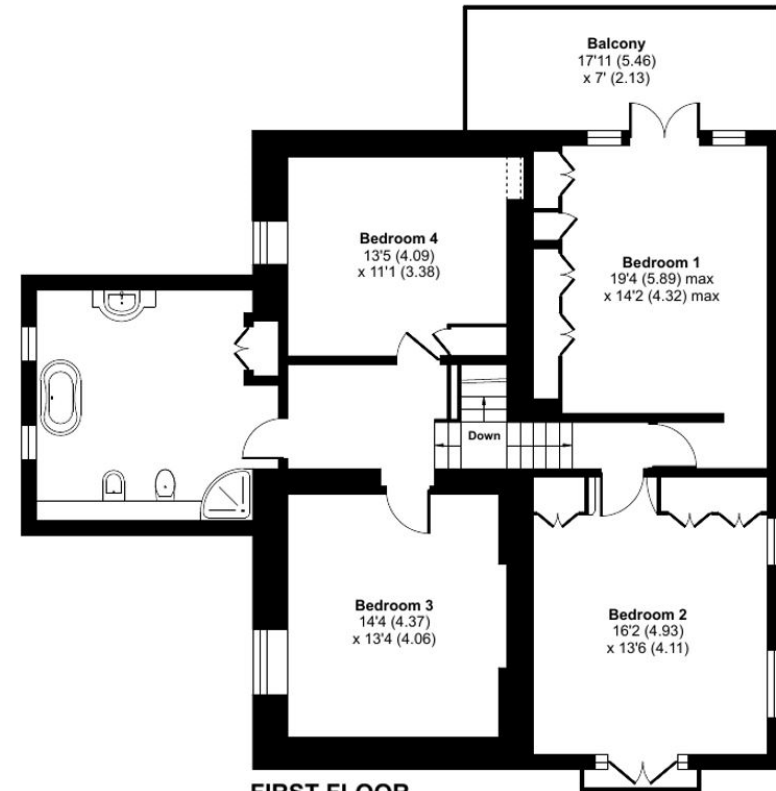


Approximate Area = 2540 sq ft / 235.9 sq m
Limited Use Area(s) = 4 sq ft / 0.3 sq m
Garage = 364 sq ft / 33.8 sq m
Total = 2908 sq ft / 270 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The property is positioned along the old A30 approaching Lanivet and so although convenient for accessing the arterial route in and out of the County, the property's dense treelined boundaries offer shelter and privacy from the roadway and does enjoy a feeling of being very much set on its own. Lanivet offers a range of everyday amenities including church, public house, fish and chip shop, village store and primary school, whilst Bodmin offers an extensive range of facilities and the mainline railway to London (Paddington).

Services: Mains water (a former well is still in-situ) and electricity, septic tank private drainage, oil-fired central heating – the boiler powering hot water to the ground floor and an electric immersion heater providing hot water to the first floor. Electric powered Aga for cooking. Solar panels providing reduced electricity bills. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: C **EPC:** D

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: Proceeding from Truro along the A30 eastbound, take the exit signposted Victoria and Roche and at the roundabout take the exit for Ruthernbridge, Withiel and Tremore. Continue along this road for a little over a mile, where the entrance to Redtye Cottage will be found on the left hand side, identified by a Lodge & Thomas for sale board.

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