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# Treningle Farmhouse



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## Treningle Farmhouse,

Lanivet, Bodmin, Cornwall, PL30 5AY



# Treingle Farmhouse, Lanivet, Bodmin, Cornwall, PL30 5AY



**Guide Price £250,000 Freehold**

- Five bedroom detached farmhouse in need of modernisation
- Countryside setting with panoramic views between the town of Bodmin and the village of Lanivet
- Good size garden with a stone barn and Nissen Hut in the grounds
- Two reception rooms, utility, bathroom and two cloakrooms
- Ample parking and car ports

## SITUATION

The property is situated midway between the town of Bodmin which lies approximately 2 miles away and the village of Lanivet. The A30 is easily accessed for commuting purposes to the east or west, approximately 3 miles distant. Bodmin has a wide range of independent and national retail facilities, public houses, restaurants and schooling. The nearest mainline railway is either Bodmin Parkway or St. Austell which is approximately 10 miles to the south. The main centre for the area would be Truro to the west which is within commuting distance of the property. The north coast of Cornwall with its rugged coastline is popular with surfers and coastal walkers provide dramatic scenery and is within 30 - 40 minutes drive.

## DESCRIPTION

The property is set within its own grounds and backs onto open Cornish countryside. To the front elevation there are panoramic views out towards the north of Cornwall and Bodmin. The gardens are of a generous size and the previous owners have kept poultry and pigs at the property. The piggery area is currently in a state of disrepair. There is a Nissen hut for storage and a detached stone barn with car ports to the front and side which could be useful as a workshop or for those wishing to work from home. Set down a country lane there is a concrete drive giving ample parking up to the property.

The property itself requires a considerable amount of modernisation, but gives a fantastic opportunity to put your own stamp on a country farmhouse. There is a kitchen / breakfast room, utility, two reception rooms, downstairs bathroom and W.C. On the first floor there are five bedrooms and a separate W.C. and the views go out as far as Delabole on a clear day.

## ACCOMMODATION

### STORM PORCH

Door with opaque glazed inset leading to:-

### UTILITY ROOM

uPVC double glazed window to the side elevation overlooking garden. Wall mounted cupboards, space for fridge and freezer. Coat hanging facilities. Door to pantry with shelving and door to:-

### KITCHEN / DINER

Two uPVC double glazed windows to the front elevation with panoramic views over the surrounding countryside. Rolled edge worktop with tiled splash back incorporating stainless steel sink and double drainer unit, cupboards and drawers under, space for washing machine, wall mounted cupboards and solid fuel Rayburn providing hot water and to two radiators. T.V. point, telephone point, door to inner hall, stairs to first floor with door to under stair storage cupboard / airing cupboard with immersion tank and slatted shelving.

### LOUNGE

South facing double glazed window with window seat overlooking rear garden, feature fireplace with stone hearth and surround, timber mantle over, wall display niches to either side and T.V. point.

### SITTING ROOM

South facing double glazed window to the rear elevation with window seat overlooking garden. Fireplace with tiled hearth, surround and mantle, T.V. shelf to side, T.V. point, shelving and picture rail.

### BATHROOM

uPVC opaque double glazed window with deep slate sill, panelled bath, pedestal wash basin with wall mounted mirror above, shower cubicle with wall mounted electric shower and splash back. Heated towel rail.

### SEPARATE W.C.

Opaque glazed window and low level W.C.

### PORCH

With opaque glazed door from hall set on the side elevation with glazed windows and glazed door to garden.

### FIRST FLOOR HALF LANDING

Radiator and uPVC double glazed window to the front elevation with panoramic views to the surrounding countryside and Bodmin.

### MAIN LANDING

Loft hatch, cupboard with shelving and doors off.

### W.C.

Opaque glazed window, low level W.C. and wall mounted vanity wash basin.

### BEDROOM

uPVC double glazed window to the front elevation with panoramic views.

### BEDROOM

Double glazed window which is south facing with deep sill to rear elevation overlooking garden and countryside.

### BEDROOM

Double glazed window with deep sill to rear elevation overlooking garden and fields.

### BEDROOM

Double glazed window with deep sill to rear overlooking garden and fields.

### BEDROOM

uPVC double glazed window to the front elevation with panoramic views to Bodmin and surrounding countryside.

### OUTSIDE

The property is approached down a country lane and there is a concrete drive with ample parking. The property is set within its own grounds which are mainly laid to lawn and have been used for keeping small animals and poultry. There is a **Wood Store** to one side of the property with a couple of small block built **Sheds** in the rear garden.

### DETACHED BARN

Stone built with **Car Port** to the front and side. On the ground floor of the barn there are four windows and a tap. The first floor has two windows and sky lights.

There are about half a dozen dilapidated **Piggery's**, a **Nissen Hut** and the grounds back onto fields at the rear with a country lane to the front.

**SERVICES** Mains water, Mains electric, septic tank. Telephone connected.

**COUNCIL TAX BAND** D. **EE RATING** G.

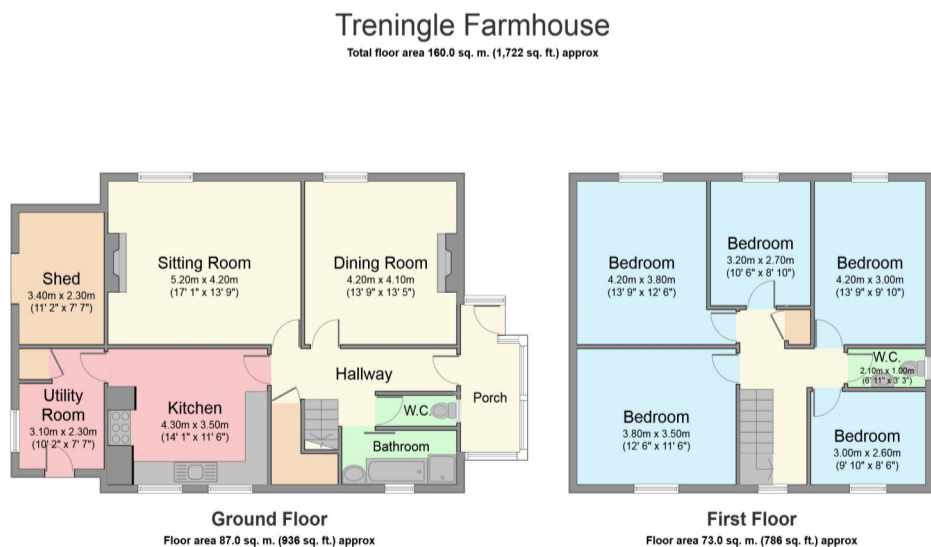
### DIRECTIONS

From Kivells Liskeard office proceed westwards along the A38 towards Dobwalls and at the roundabout bear right through the Glynn Valley signposted 'Bodmin'. Drive through the Glynn Valley and upon coming up the other side by Bodmin Rugby Club take the left hand turn onto the A30. Take the first left signposted 'Wadebridge' and at the roundabout turn right over the bridge, re-crossing the A30. At the next roundabout take the right into Lanivet. Passing through the village of Lanivet you will be going up a gentle hill to a crossroads. At the crossroads turn right. Proceed down the country lane to the left hand turning which is marked 'Organic Farm 1/2 a mile'. After approximately 50 metres down this lane on the right hand side you will find Treingle.

Alternatively if you were leaving the town of Bodmin, take the St. Austell road and go down the dip and up the other side, you will come to the same crossroads, but you would turn left into the country lane.

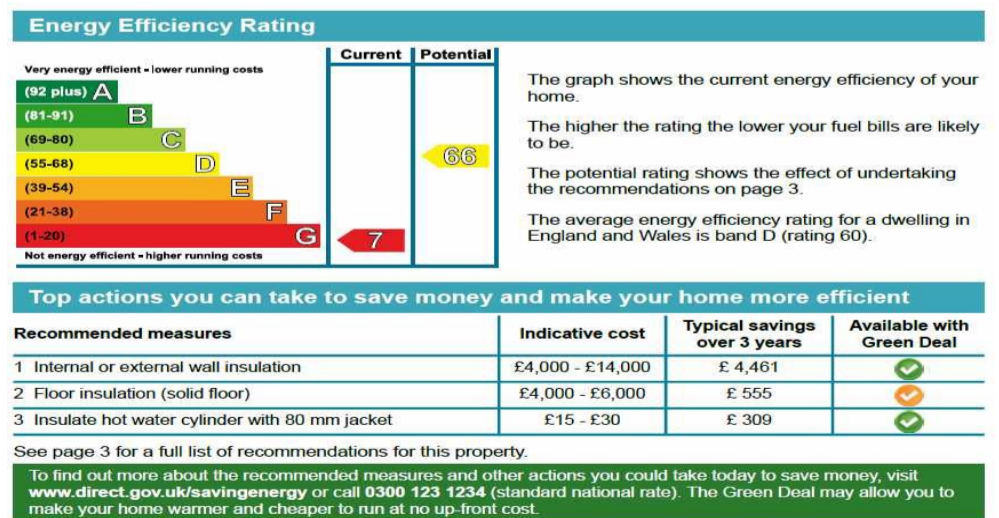
## FLOOR PLAN

(Floor plan for identification purposes only, not to scale)



Floor plans are for identification purposes only. All measurements are approximate.

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**VIEWINGS** Please ring **01579 345 543** to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE [www.kivells.com](http://www.kivells.com).  
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