



Chyreen,  
Treningle Hill, Lanivet

LODGE & THOMAS  
ESTABLISHED 1892

**Chyreen, Treningle Hill, Lanivet, Bodmin PL30 5JX**

**Guide Price - £425,000 Freehold**

- Four bedroom detached bungalow
- Fabulous open views
- New uPVC double glazed windows and doors
- 5.4 acre paddock
- Agricultural Occupancy Condition

*A very well-proportioned detached 1980's bungalow in a quiet, off-road setting with astounding rural outlook and 5.4 acre paddock, convenient for Bodmin, Wadebridge and the A30.*

This individual, non-estate bungalow was built in the 1980's and has the benefit of recent Improvements in 2025 that include a connection to mains water, upgrading the private drainage system, new uPVC double glazing. A 17kw solar panel array, together with a 10kw hybrid inverter and battery storage, have been installed. The electrical package does not form part of the offer price, but is available at cost should the prospective purchaser wish.



The property's spacious layout comprises a large entrance hall, dual aspect lounge/diner, kitchen, separate utility room and four bedrooms, all with built-in wardrobes. There is a Jack and Jill shower room and separate wc, whilst the accommodation is warmed by electric heating, complemented by double glazed windows.

Outside the spa-dash elevations help to keep maintenance requirements to a minimum, and there is ample parking for a number of vehicles, at the head of which is an attached single garage.

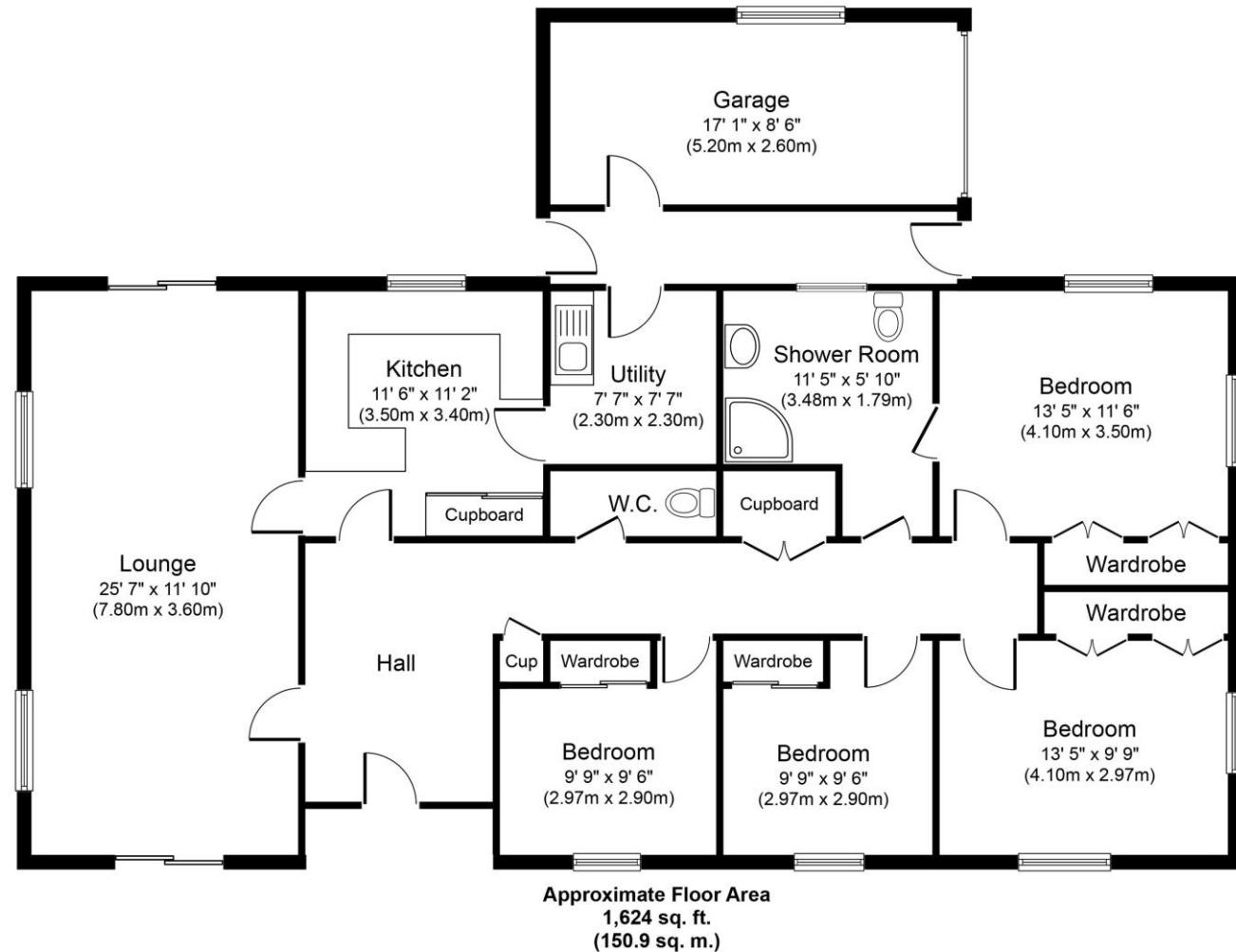
Level lawn gardens surround the property and enjoy both a sunny aspect and amazing far-reaching rural views to the north.

Immediately adjoining the bungalow is a paddock of approx. 5.4 acres. This slopes gently and has a natural hedging on two sides with stockproof fencing on the remaining sides. A five bar gate provides access to the paddock and for a neighbouring farmer to access his nearby field.

**Agent's Note:** The original planning consent dated 27th May 1988 (ref 6/88/0643/OOP) stipulates 'The occupation of the dwelling hereby permitted shall be limited to a person wholly or mainly employed, or last so employed, ,locally in agriculture, as defined in Section 290 (1)of the Town and Country Planning Act 1971, or in Forestry or a dependant of such a person residing with him, including a widow or a widower of such a person.

**EPC:** A **Council Tax Band:** D

**Services:** Mains electricity, water and private drainage. None of these services have been tested and therefore no guarantees can be given.



**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. The neighbouring farmer uses the five bar gate to access his field. A public footpath crosses the property between Treingle Hill and the A389 highlighted purple on the plan..

**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

Treningle is a small rural hamlet off the A389, 1.5 miles south-west of Bodmin. From this elevated location, amidst countryside, the bungalow is ideally positioned for the many and varied shopping, schooling and business facilities within the former County town of Bodmin. Famed for its former jail and hospital, it is a town with a rich and fascinating history. From the town, the former railway line is now a hugely popular nature and cycle trail leading all the way through neighbouring Wadebridge to the iconic north Cornish coast harbour town of Padstow on the Camel Estuary, 14 miles away by road. Close to hand in nearby Nanstallon is a popular primary school with another primary school in Lanivet, approx. 1 mile away. Here one can take advantage of the village shops, Post Office, public house and well-known fish and chip shop, on the way to the Innis Downs junction on the A30, 1 mile further on.

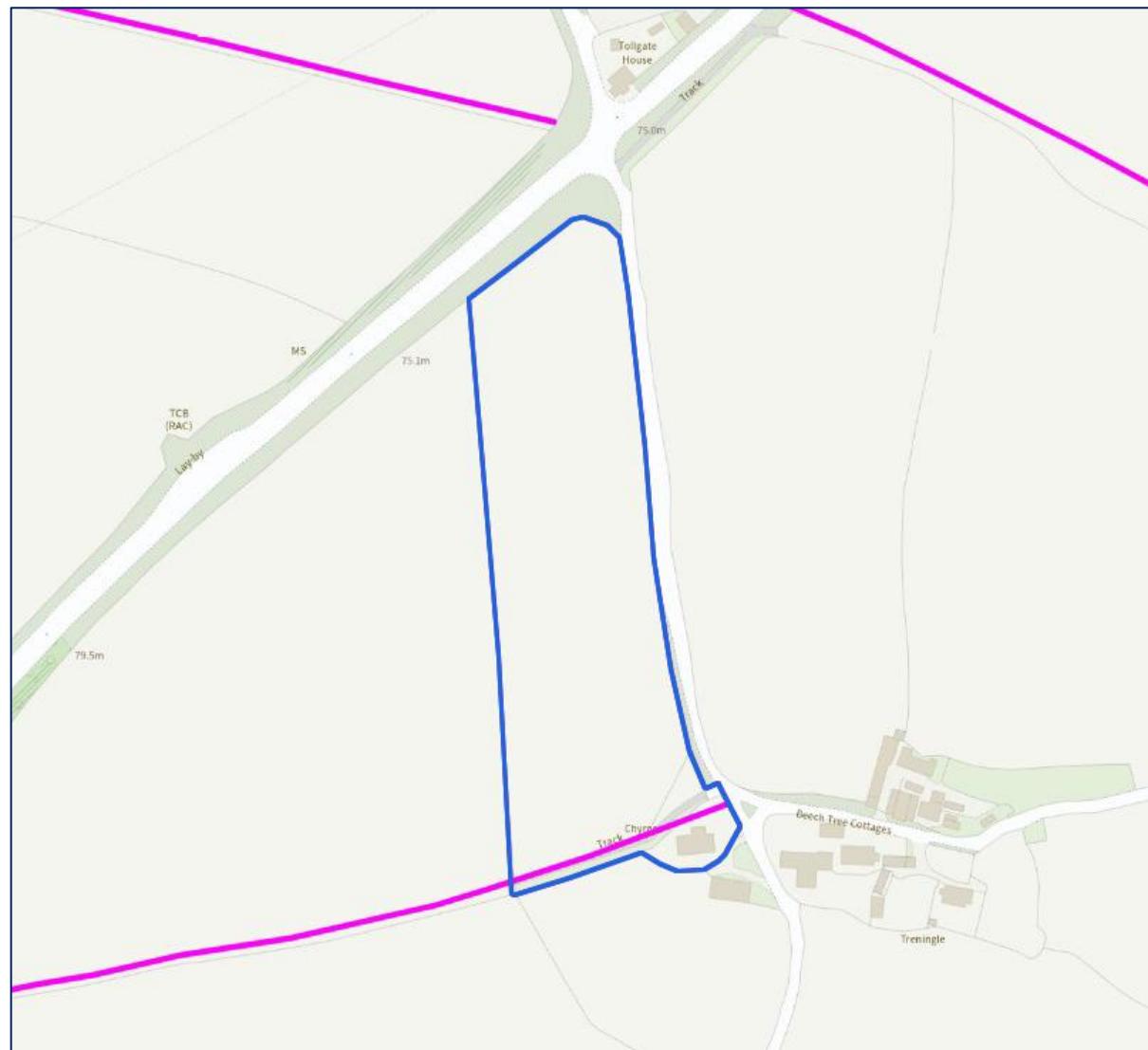
## Viewing

Strictly by appointment. Requests for viewings will need to be qualified by an independent planning specialist to ensure prospective buyers meet the conditions of the Agricultural Occupancy Condition. An Agricultural Housing Needs questionnaire is attached and will need to be completed and returned to Lodge & Thomas with requests to view.

## Directions

Leaving the A30 at Innis Downs, follow the signs for Bodmin on the A389. Proceed through the village of Lanivet to a crossroads where turn right into Treningle Hill. The property for sale will be found ¼ of a mile up the hill on the right hand side.

**what3words**//celebrate.boats.fiction



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