



**STAGS**

One Puddle

# One Puddle

Lanlivery, Bodmin, PL30 5BY

A30 (T) 6 miles Fowey 6 miles St Austell 6 miles Lostwithiel 3 miles

- About 1.35 Acres (.55 Hectares)
- No Chain
- Short Gravelled Driveway Approach
- Highly Attractive Setting
- 2 Reception Rooms
- Kitchen
- 5 Bedrooms
- Bathroom

**Offers in excess of £600,000**

## SITUATION

Situated in a stunning, tranquil valley setting with its own adjoining water meadow, stream and wild natural wood, One Puddle is on the fringe of the highly regarded pretty village of Lanlivery. It enjoys wonderful far-reaching pastoral views and is surrounded by a number of picturesque walks. The village offers a range of local facilities including The Crown Inn, St. Brevita Parish Church, a primary school and village hall.

Around three miles distant is the ancient stannary town of Lostwithiel which boasts an array of interesting shops together with pubs and restaurants. For sailing enthusiasts, the picturesque waterside town of Fowey is approximately 6½ miles distant and benefits from a range of maritime facilities including The Royal Fowey Yacht Club. Renowned for its bustling harbour, this unspoilt estuary town is a haven for sailors with regular racing during summer months.

There is a mainline railway station at Lostwithiel whilst the A30 trunk road is a short drive.

## DESCRIPTION

One Puddle is accessed from a sleepy Cornish Lane through a gated and original granite walled entrance over its own private sweeping gravelled driveway with parking for several vehicles. This most attractive period residence is accessed over granite steps and stands in a commanding position overlooking its most magical gardens and grounds. With natural granite exposed stone elevations this exquisite family home oozes elegance, charm and sophistication with the eclectic mix of old and new. Original slate and granite floors, feature open fire places, ceiling timbers and granite steps are complimented by stylish modern bathrooms. The property is arranged over two floors and was extended around the turn of the century



A wonderfully atmospheric period property with most private and appealing gardens and grounds with a stream.





and now offers a spacious kitchen/breakfast room, two sitting rooms, south facing sunny conservatory, study/bedroom 6 and wet room on the ground floor, a magnificent master suite, four further bedrooms and bathroom on the first floor.

### OUTSIDE

Set in approximately 1.3 acres the gardens and grounds with One Puddle have a tremendous ambience and are most atmospheric. Immediately to the front of the house are paved seating areas with granite wall borders, established shrubberies and profusely stocked flower borders surround the well manicured lawn areas with a gravelled driveway/parking area. To the side of the house with direct access from the kitchen is a stone chipped level and raised seating area with granite steps leading down to a lawn, which runs down to a small and attractive trickling stream with pedestrian bridge across to the opposite bank where there are vegetable areas and an enchanting water meadow with natural wood. Beyond the entrance drive, is a lower lawn terrace with deep and well stocked shrubbery, water garden and watercourse at the end. Granite walled border. There is a gate from the lower lawn directly to the unclassified country lane. In addition to the grounds and small paddock, is an area of deciduous woodland to complete this most delightful setting, which is private and sheltered. In total, One Puddle extends to about 1.35 acres (.55 of a hectare).

Immediately to the front of the house are paved seating areas with granite wall borders, granite butter well and lawn beyond to the gravelled driveway and car parking area. To the side of the house with direct access from the kitchen is a stone chipped level and raised seating area with granite steps leading down to a lawn, which runs down to a small and attractive gurgling stream with pedestrian bridge across to the opposite bank where there are vegetable areas and a small pasture paddock beyond.

Beyond the entrance drive, is a lower lawn terrace with deep and well stocked shrubbery, water garden and watercourse at the end. Granite walled border. There is a gate from the lower lawn directly to the unclassified country lane.

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### VIEWING

Strictly by prior appointment only with Stags Truro Office - telephone 01872 264488.

### SERVICES

Mains water and electricity connected. Private drainage. Oil fired central heating.

### DIRECTIONS

From Lostwithiel take the A390 up out of the valley towards St Austell. Drive for about two miles and at Fowey Cross turn right towards Lanlivery, drive into the village and turn left just before the inn. Continue for a few hundred yards and on driving down into the valley One Puddle will be seen as the last property on the right hand side before going over the bridge.





These particulars are a guide only and should not be relied upon for any purpose.



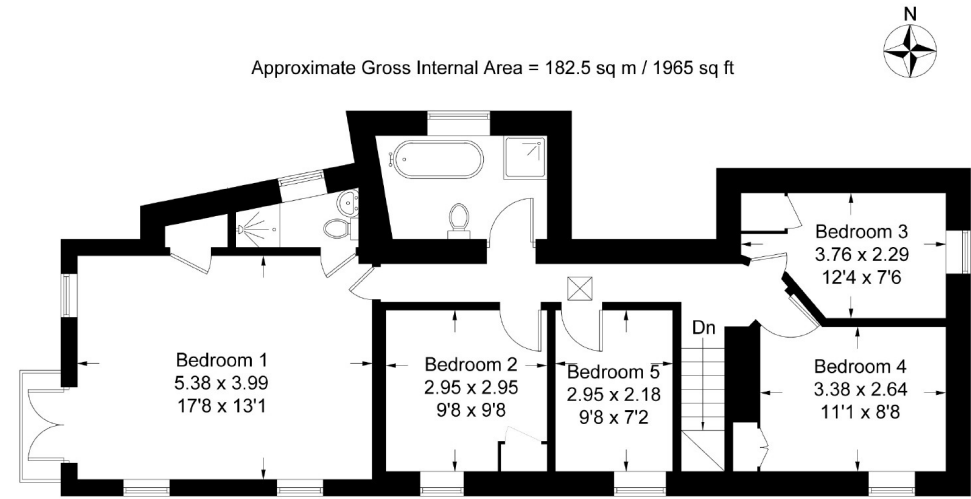
Stags

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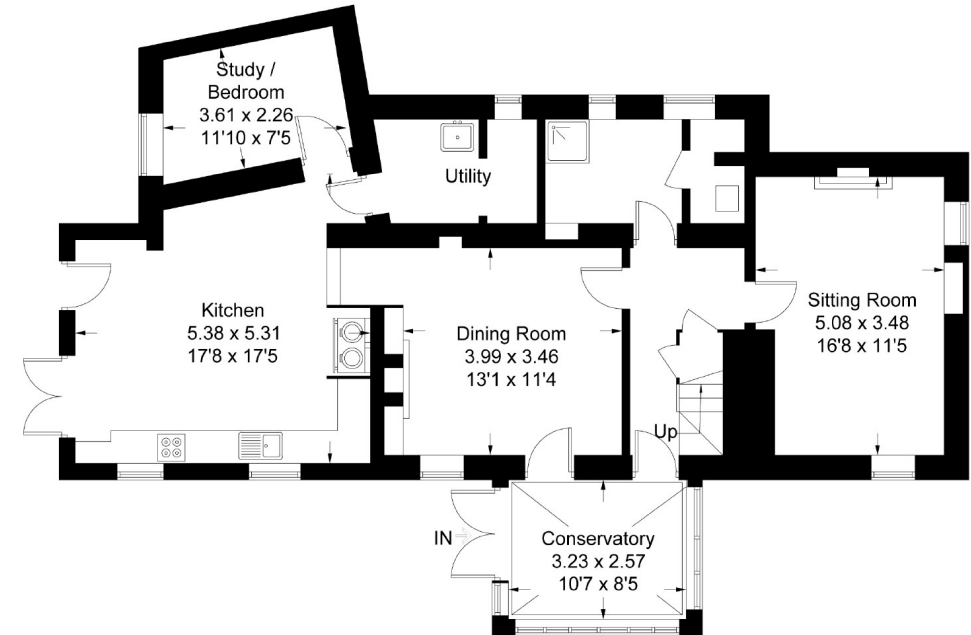
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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-100	A		80
10-20	B		
10-40	C		
15-40	D		
15-50	E		
17-50	F	43	
17-50	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID284950)