



Description

A fabulous opportunity to acquire a four bedroom detached character property requiring modernisation, set in a plot size of 0.4 acres with landscaped gardens, two studios with sound proofing and insulation, a former water mill and mill stream with an attached derelict barn , a second detached single storey barn and on-drive parking for several vehicles. The property offers tremendous potential for the restoration and possible conversion of the outbuildings to residential or ancillary use, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Truro Road runs through the heart of the extremely popular village of Lanivet, with a range of shops catering for day to day needs, primary school, church, play park and a public house, with further facilities and amenities in Bodmin circa 3 miles away via the A30.

Ground Floor

Entrance porch, hallway, sitting room, snug, kitchen with larder off and scullery.

First Floor

Landing, four bedrooms and bathroom.

Outside

Walled front garden with well

and landscaped rear gardens, an attached artist's studio with sound proofed booth, a further detached studio/games room being fully insulated with a sound proofed booth set in its own private garden area, a former two storey working mill and attached derelict barn, a single storey detached barn/former cow byre and on drive



parking for several vehicles, the whole totalling circa 0.4 acres.

Viewings

Strictly by prior appointment with Miller Countrywide Bodmin 01208 77991. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

F

Council Tax Band

D