

STAGS

Lilac Cottage

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Lanhainsworth, St. Columb, TR9 6DW

St Columb Major 1 mile - Wadebridge 8 miles - Newquay 9.4 miles

A characterful four bedroom detached cottage in the rural hamlet of Lanhainsworth.

- Detached Cottage
- Hamlet Location
- Bathroom & Shower Room
- Private Parking
- Freehold
- Four Bedrooms
- Two/Three Reception Rooms
- Front Garden
- Garage
- Council Tax Band: D

Guide Price £395,000

SITUATION

The property is located in the picturesque hamlet of Lanhainsworth, within one mile of St Columb Major, a small town surrounded by a scenic rural landscape. The town boasts a number of architecturally important buildings together with a variety of individual shops and other amenities, a local doctors surgery and St. Columb Major ACE Academy school. Within a short drive is the spectacular North Cornwall coastline with a number of sandy beaches including Mawgan Porth and Bedruthan Steps. Newquay and Wadebridge provide a comprehensive range of shopping facilities whilst the Cathedral City of Truro is approximately eighteen miles distant. At Newquay there is a branch line railway station while Truro has a mainline connection to London Paddington. Newquay airport provides a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

A characterful detached cottage of stone and cob construction, offering versatile four bedroom accommodation. The cottage is ideally suited to multigenerational living or providing potential for ancillary income, set within attractive gardens with private parking and garaging.







THE PROPERTY

A stable door opens into the welcoming kitchen, fitted with a range of solid oak wall and base units together with a 1½ bowl sink, built-in electric oven and hob, and space for a range of white goods including a fridge/freezer, washing machine, tumble dryer and microwave. The kitchen flows through to the dining room, from where steps rise to the delightful sitting room enjoying views over the front garden through two windows. A notable feature of the room is the impressive inglenook fireplace with cloam oven and inset wood burning stove set upon a slate hearth, creating a warm and inviting focal point.

Stairs ascend to the first-floor landing providing access to three bedrooms and the bathroom. All three bedrooms overlook the front aspect, whilst bedrooms two and four benefit from built-in storage cupboards. The bathroom is fitted with a WC, wash hand basin and bath with handheld shower attachment.

Leading from the sitting room is a further reception room incorporating fitted utility units and a separate external door to the garden. Stairs rise from here to the principal bedroom which benefits from an en-suite shower room. This area offers excellent flexibility and could readily serve as ancillary accommodation or a self-contained living space.

OUTSIDE

The property is approached over a private driveway providing parking for approximately two vehicles, together with a right of way for the neighbouring farmer to access adjoining land. A detached stone garage benefits from light and power, with adjoining log and bin store positioned to the rear.

The gardens lie principally to the front of the cottage and are predominantly laid to lawn, interspersed with mature shrubs and trees. A paved pathway and patio seating area provide an attractive setting for outdoor dining and entertaining.

SERVICES

Mains electricity and water. Electric heating. Private drainage via a sewerage treatment plant. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoors and variable in home. (Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agent, Stags - 01208 222333

DIRECTIONS

What3Words: ///rebounder.property.driveway



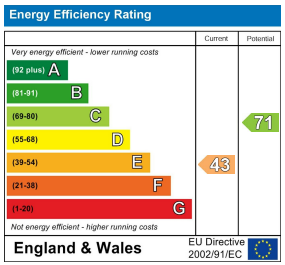




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1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333