



# Churchtown

Lanreath, Looe, Cornwall, PL13 2NX



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Lanreath, Looe, Cornwall, PL13 2NX

Guide Price £375,000-£400,000

Four bedroom detached period residence

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Popular village location

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Generous plot with extensive lawned gardens set in a plot of 0.22 acres

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Tremendous scope for improvement

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For sale with no onward chain

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## Description

Occupying a prominent position within the highly regarded village of Lanreath, this substantial four-bedroom detached residence sits proudly within generous grounds and enjoys attractive far-reaching views across the surrounding countryside.

The property offers spacious accommodation arranged over two floors and, whilst now requiring comprehensive renovation and modernisation throughout, presents an exciting opportunity for purchasers to create a superb family home in a sought-after Cornish village setting.

A particular feature of the property is its impressive plot, with extensive lawned gardens providing a wonderful sense of space and privacy. Mature trees, established boundaries and attractive village surroundings combine to create a delightful outdoor environment, whilst the elevated position affords pleasant rural views.

The accommodation retains much of its original character and offers significant scope for reconfiguration and enhancement, subject to any necessary consents. The generous grounds may also appeal to those seeking space for gardening, outdoor entertaining or family enjoyment.

The property further benefits from off-road parking and enjoys a convenient position within easy reach of local amenities, nearby coastal destinations and the wider transport network.



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## Accommodation

Entrance via uPVC door with obscure glazed panelling opening into:-

### Hallway

Doors off to ground floor rooms, storage heater, stairs rising to the first floor with built in storage below.

### Living Room

uPVC double glazed window to the front elevation, coving to ceiling, storage heater, woodburning stove with wooden mantle and pottery tiled hearth.

### Dining Room

uPVC double glazed window to the front elevation, built in electric heater.

### Kitchen

uPVC double glazed window to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer taps over, built in Aga.

### Study

uPVC double glazed window to the side elevation, flag stone flooring.

### Hallway

Downlights, built in storage cupboard, wooden door leading to the rear access, door into:-

### Wet Room

Obscure uPVC double glazed window to the side elevation, shower area with electric shower over, low-level W.C, wash hand basin with mixer tap over, tiled floor to ceiling, downlights.

### First Floor

Doors off to all first floor rooms, wooden single glazed sash window to the rear elevation, access to attic via loft hatch.

### Bathroom

uPVC double glazed window to the rear elevation, pedestal wash handbasin with individual taps, bath with wooden surround and individual taps with electric shower over, low-level W.C, built-in airing cupboard.

### Bedroom

Dual aspect having uPVC double glazed windows to the front and side elevation, storage heater, coving to ceiling.

### Bedroom

uPVC double glazed window to the rear elevation.

### Bedroom

uPVC double glazed window to the rear elevation.

### Bedroom

uPVC double glazed window to the side elevation, wash hand basin with individual taps and vanity storage below, storage heater, built in wardrobe.

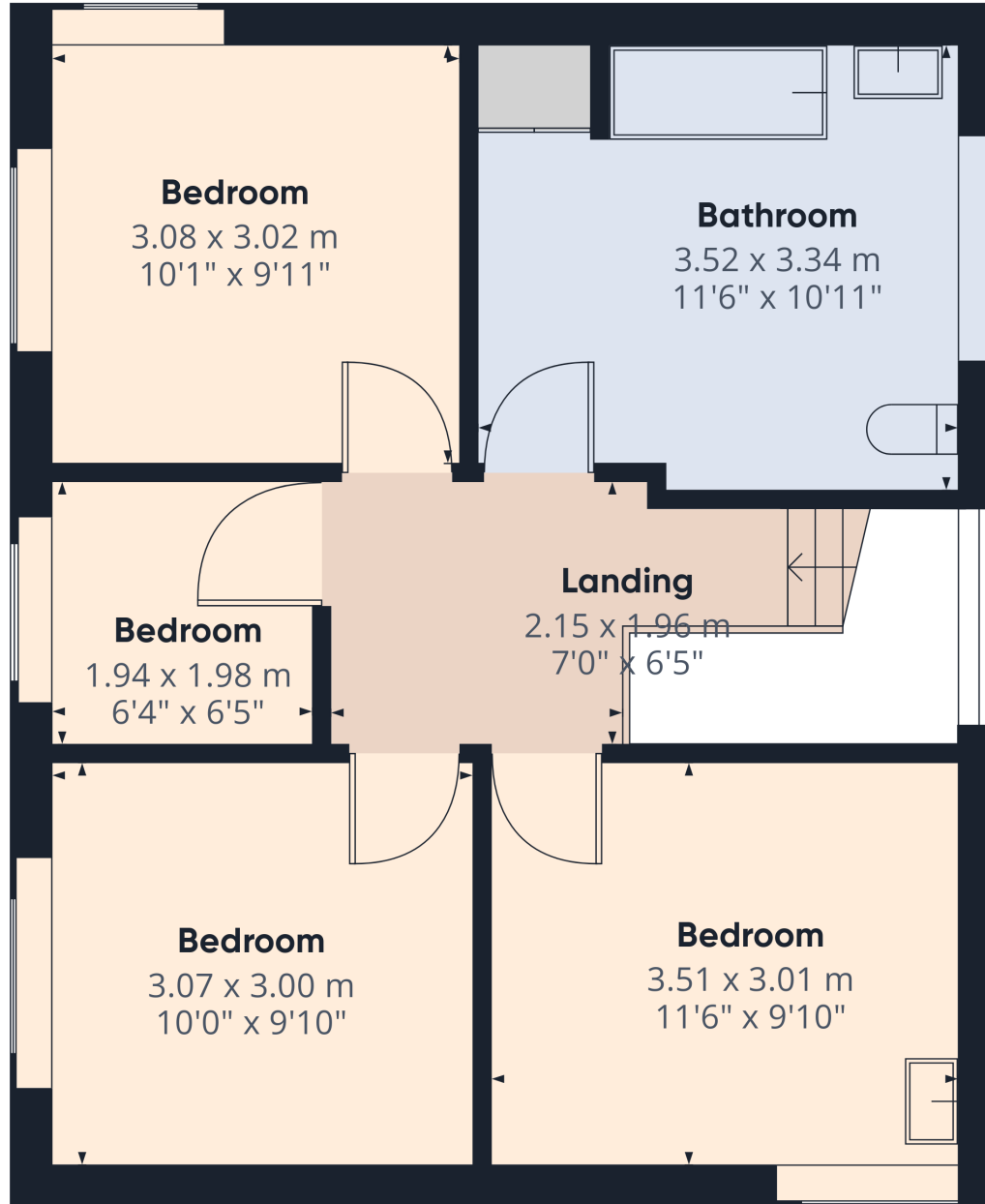






# Floor Plan

Floor plan for identification purposes only, not to scale



Floor 1

**Approximate total area<sup>(1)</sup>**

52.9 m<sup>2</sup>  
568 ft<sup>2</sup>

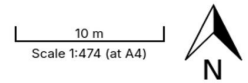
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Outside

Occupying a substantial plot in the heart of this sought-after village, the property enjoys generous lawned gardens to the front and side, creating an attractive setting and offering excellent potential for landscaping and further enhancement. Mature trees, hedging and traditional stone boundaries provide character and a good degree of privacy, while the elevated position affords pleasant far-reaching views across the surrounding countryside.

A driveway provides off-road parking and access to the property. The expansive grounds represent a particular feature of the home, offering ample space for families, keen gardeners or those seeking a property with scope to create exceptional outdoor living areas. The property's prominent position and attractive outlook combine to create a wonderful sense of space and tranquility rarely found within a village setting.



## Services

Mains water, electricity, drainage & oil servicing the Aga.



EE Rating - F



Council Tax Band - E



Directions

What3Words - unlisted.pasta.motels



Virtual Tour

<https://tour.giraffe360.com/a060dd9d5bb84958aabc71a42076a93f>

## Viewings strictly by appointment only

Please ring **01579 345543** 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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Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉ [liskeard@kivells.com](mailto:liskeard@kivells.com)

🌐 [kivells.com](http://kivells.com)

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