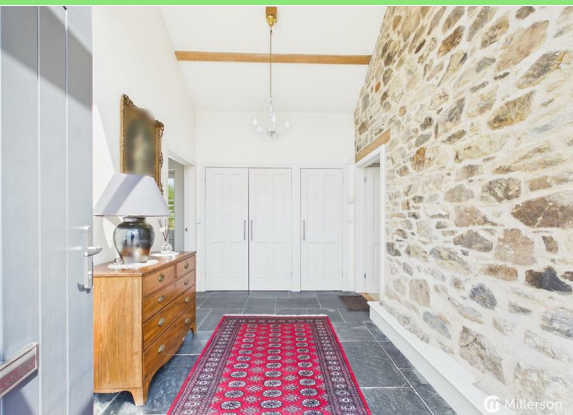




# Hoopers Bridge Bodmin PL30 5LW

Asking Price £600,000

- SUPERB RURAL FAMILY HOME
  - ONE ACRE PADDOCK
- BEAUTIFUL GARDENS AND GROUNDS
- THREE BEDROOMS AND THREE BATHROOMS
  - BEAUTIFULLY PRESENTED THROUGHOUT
  - GATED DRIVEWAY
- STUNNING KITCHEN WITH VAULTED CEILING
  - QUALITY CRAFTSMANSHIP THROUGHOUT
  - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1282.00 sq ft



### DESCRIPTION

A beautifully presented high quality family home designed and built for the current owners to be sold for the first time since construction. This superb property offers generous and flexible accommodation to include a stunning vaulted entrance hall with vaulted part glazed ceiling, a fabulous Kitchen/Dining room with vaulted ceiling, a generous Living room, along with three bedrooms and three bathrooms, including En-suite facilities for bedrooms one and two. Externally there are beautiful gardens and grounds including a superb almost level acre paddock adjoining the property with separate gated vehicular access. The property benefits from roof mounted solar panels which assist in heating the hot water. This striking residence should appeal to anyone looking for quality accommodation with land in a beautiful rural location.

### LOCATION

Hoopers Bridge is a delightful rural hamlet on the outskirts of Lanivet. Lanivet is a well-connected and highly regarded village situated in the heart of Cornwall, approximately two miles west of Bodmin and with excellent access to the A30, making it an ideal location for commuting throughout the county. Combining rural charm with everyday convenience. The village offers a welcoming community atmosphere and a range of local amenities including a village shop, public house, primary school and parish church. Surrounded by attractive Cornish countryside, Lanivet provides easy access to numerous walking and cycling routes while remaining within close reach of both the north and south coasts. Nearby Bodmin offers a wider selection of shopping, leisure and educational facilities, together with mainline rail links from Bodmin Parkway.

### ACCOMMODATION IN DETAIL

All dimensions are approximate and measured by LiDAR.

### ENTRANCE

Composite UPVC door opening into:

### ENTRANCE HALL

A stunning entrance to the home, this generous entrance hall is absolutely flooded with natural light thanks to a spectacular vaulted ceiling with part glazed roof. Flooring is natural slate

flagstone and there's a fully exposed granite wall to the side. A row of doors open up to reveal useful storage space. Doors lead to Living room and:

### KITCHEN/DINING ROOM

A stunningly designed room, this expansive Kitchen/Dining room marries modern convenience with a rustic style reminiscent of traditional farmhouse Kitchens. Natural slate flagstone flooring. A high quality German manufactured kitchen with a range of floor standing and wall mounted cupboard and drawer units with square edge granite work surfaces over with granite upstands and splashback. Integrated double oven. Integrated hob with extractor fan over. Tall integrated fridge. Central island unit with storage cupboards and space for seating. Space for additional Fridge/Freezer. Integrated dishwasher. Sink with mixer tap over and draining board to side. Double glazed window to side elevation. Vaulted beamed ceiling with two Velux windows allowing for plenty of natural light. Double glazed door leading out into the rear garden. Doors leading into Office and Utility room.

### OFFICE

A useful room suitable as an office or study, with double glazed window to rear elevation. Radiator.

### BOILER ROOM/UTILITY ROOM

Worcester boiler. Double glazed window to side elevation. Space and plumbing for washing machine.

### LIVING ROOM

A generous dual aspect room with two double glazed windows to side and one to front elevation. Radiator. Door opening into storage cupboard. Door leading through to:

### REAR HALLWAY

Double glazed window to rear elevation. Stairs leading to first floor. Doors leading to Ground floor shower room and bedroom three. Radiator.

### BEDROOM THREE

Currently arranged as a formal dining room but equally suitable as a double bedroom on the ground floor and conveniently located next to the ground floor shower room. Double glazed window to front elevation. Radiator. Door opening into cupboard unit.



### GROUND FLOOR SHOWER ROOM

Ceramic tile flooring. Double width shower unit with plumbed shower unit over. Low level W.C. Inset wash hand basin with cupboard unit beneath. Wall mounted heated towel rail. Double glazed obscured window to side elevation. Fully tiled to four walls.

### FIRST FLOOR

A landing area gives access to both first floor bedrooms. Loft access. Airing cupboard. Double glazed window to front elevation.

### BEDROOM ONE

A stunning principle bedroom suite, of dual aspect design with four piece En-Suite Bathroom. Double glazed window to side elevation. Double glazed French doors opening onto a Juliet balcony to front elevation. Radiator. Two built in Hammond wardrobes, chest of drawers and bedside tables.

### EN-SUITE BATHROOM

A fabulous four piece bathroom. Ceramic tile flooring. Panelled bath with hot and cold taps over. Inset wash hand basin with cupboard unit beneath. Standalone shower cubicle with plumbed shower unit over. Low level W.C. Velux window. Cupboard door opening into a generous airing cupboard with wooden slatted shelving.

### BEDROOM TWO

Another excellent double bedroom with double glazed window to front elevation. Two built in double wardrobes. Radiator. Door opening into:





Hoopers Bridge, Bodmin, PL30 5LW

### EN-SUITE SHOWER ROOM

Ceramic tile flooring. Shower cubicle with plumbed shower over. Low level W.C. Pedestal wash hand basin. Fully tiled to four walls. Double glazed obscured window to side elevation.

### TO THE FRONT

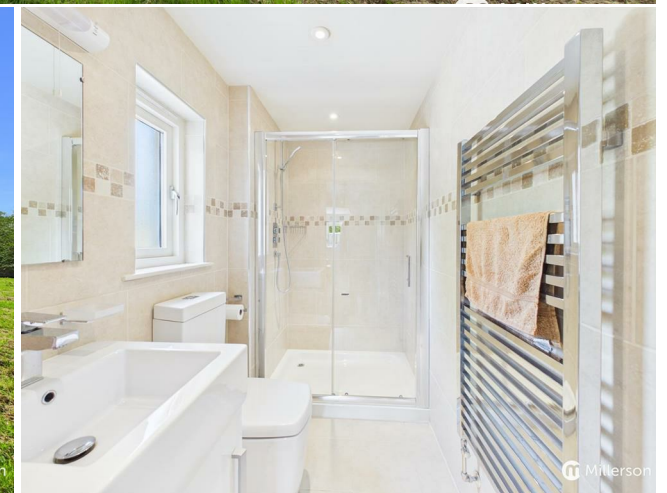
A timber five bar gate opens up into an expansive stone chipped driveway providing ample parking for numerous vehicles. The driveway is flanked on one side by a raised level lawn, which leads around to the side of the house. The stone chipped driveway gives way to a stone paved pathway which leads around the left hand side of the property, leading to gated access to the rear of the property, as well as giving access to the front door. A further stone paved pathway leads around to the right hand side of the property.

### SIDE AND REAR GARDENS

To the side of the property, leading out from the Kitchen, there's a fabulous stone paved terrace, protected and sheltered by a raised lawn which wraps around the side of the property. This lawned area borders the paddock with a post and rail fence dividing the two separate areas. Working around to the rear of the property there's a very useful timber workshop with power, providing ample storage space for gardening equipment etc.

### THE PADDOCK

A superb, gently sloping paddock with vehicular access via a five bar gate from the road. This superb space enjoys fabulous views and looks directly back to the adjoining property.





### AGENTS NOTE

Adjacent to the property on the other side of the approach road, there is a further piece of land which may be available by separate negotiation. Please call Millerson to discuss.

### DIRECTIONS

Travelling on the A30 in an easterly direction, take the second exit off the Innis Downs junction, joining the A389 (Truro Road). Follow this road through the village of Lanivet, turning left at the junction by the old toll house. Follow this road down for approximately 400 yards and turn left at the crossroads. Newton Lodge is along this road on the right hand side.

### MATERIAL INFORMATION

Verified Material Information

Costs & tenure

Tenure: Freehold

Council tax band: D

EPC rating: C

The building

Detached house, standard construction

3 bedrooms, 3 bathrooms, 2 receptions

Accessibility adaptations: None

Services

Mains electricity

Solar panels installed

Mains water

Mains foul drainage

No mains surface water drainage

Oil central heating

Heating features: Double glazing and solar water

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Private, Gated, and Off Street

Risks & restrictions

Not a listed building

Not in a conservation area

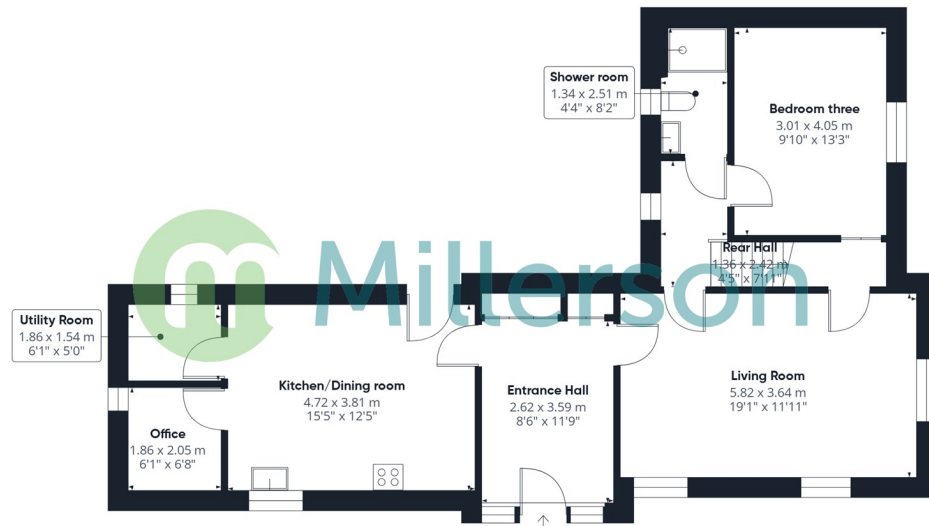
No tree preservation order

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



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

119.1 m<sup>2</sup>  
1282 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.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below  
To Arrange A Valuation

**Here To Help**

29 Commercial Street  
Camborne  
Cornwall  
TR14 8IX

E: [camborne@millerson.com](mailto:camborne@millerson.com)  
T: 01209 612255  
[www.millerson.com](http://www.millerson.com)

**Scan QR For Material  
Information**



**Scan  
me!**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

**Millerson**  
millerson.com