

# Burrows ESTATE AGENTS

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## Luxulyan, Bodmin, Cornwall, PL30 5EA



**£595,000**





- **Impressive detached five bedroom former old school house**
- **Available with vacant possession, no ongoing chain**
- **Situated within popular rural village of Luxulyan**
- **Spacious, versatile family sized accommodation, potential for dual family living or annexe**
- **Entrance hall, Utility and Bathroom**
- **Kitchen/breakfast room, Dining room/Study, Sitting room, Conservatory**
- **Three ground floor bedrooms, two with en-suites**
- **Two first floor bedrooms, one with walk through dressing room and en-suite**
- **Large vaulted ceiling 50ft loft space, excellent potential to convert subject to planning**
- **Double glazing, LPG heating**
- **Brick paved driveway/hard standing parking for several vehicles, Garage**
- **Main lawn garden to rear enjoying countryside views, Lawn garden to side**



This former old school house is a characterful five bedroom detached property with generous living accommodation, an impressive 50ft vaulted ceiling loft room, ample parking, garage and gardens and being offered for sale with vacant possession, no ongoing chain.

The property must be viewed internally to fully appreciate the accommodation that has been improved and adapted over the years. However, tremendous scope still exists for buyers to incorporate their own design ideas, with annexe potential, as well as the conversion of the 50ft loft room, subject to planning.

In brief, the accommodation comprises of entrance porch, utility room, bathroom with separate shower, kitchen/breakfast room, study/dining room, sitting room and conservatory enjoying garden outlook. There are three ground floor bedrooms, bedrooms two and three with en-suites. Separate staircases lead to the two first floor bedrooms, bedroom one benefiting from a walk through dressing room and en-suite. Further is the 50ft loft room which offers excellent potential for a variety of uses, subject to planning.

Outside, the property is approached via a private lane which leads to the entrance gate and further onto the sweeping brick paved hard standing parking for several vehicles along with a sizeable garage. A lawn garden extends to the side and enjoys a distant countryside view, access to immediate country walks over the branch railway line, located close by. The main garden is to the rear which has a raised timber decked area off the conservatory, further paved patio area, a pleasing expanse of lawn along with a stone built workshop/store room and summerhouse.

The village of Luxulyan sits within close distance of Luxulyan Valley which is known for its outstanding scenery and wooded terrain and walks. The village itself provides useful amenities including convenience store, post office, schooling, church and public house, along with branch line railway station. Located just five miles from St Blazey and the world renowned Eden Project.

## Accommodation

<b>Front entrance</b>	Door and side screen to entrance porch.
<b>Entrance porch</b>	5' 9" x 5' 2" (1.75m x 1.57m) Good immediate reception area. Tiled flooring, radiator, door to main hallway, door to utility room. Door to staircase leading to first floor bedroom.
<b>Main hallway</b>	31' 0" x 5' 4" (9.44m x 1.62m) plus recess and door to three storage cupboards, one housing hot water cylinder. Radiator. Telephone point. Window to front, door to staircase leading to large attic room. Doors off to kitchen/breakfast room, study/dining room and lounge which in turn leads through to conservatory and opening to inner hallway leading to three bedrooms and door to staircase to further first floor bedroom.
<b>Utility room</b>	8' 2" x 9' 0" (2.49m x 2.74m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit, space and plumbing for washing machine and further appliance space. Inset ceiling spotlights, boiler, radiator and window to side.
<b>Bathroom</b>	8' 6" x 6' 5" (2.59m x 1.95m) Modern white suite comprising concealed W.C with wash basin and vanity cupboard under, panel bath and shower cubicle. Fully tiled walls and patterned glazed window to side.
<b>Kitchen/breakfast room</b>	15' 2" x 12' 0" (4.62m x 3.65m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over incorporating breakfast bar, fitted oven and hob, inset ceiling spotlights, Telephone point. Radiator. Tiled flooring. Window to side.
<b>Dining room/study</b>	11' 10" x 11' 10" (3.60m x 3.60m) Practical additional room which could be used as a dining room or study, with laminate laid flooring, radiator and window to side.
<b>Lounge</b>	17' 10" x 12' 0" (5.43m x 3.65m) maximum including stone fireplace, radiator. TV aerial point. Window to side and bi fold doors leading to conservatory.
<b>Conservatory</b>	16' 10" x 7' 2" (5.13m x 2.18m) Excellent additional room enjoying the garden outlook. Windows to side and rear. Folding doors to rear opening to timber decked area. Tiled flooring.



Bedroom 4

12' 1" x 7' 8" (3.68m x 2.34m) Radiator. Window to side.

Bedroom 5

12' 5" x 8' 1" (3.78m x 2.46m) Radiator. Window to side. Door opening to en-suite.

En-suite

Shower cubicle. Close coupled W.C and wash basin with vanity unit under. Towel radiator. Patterned glazed window to front.

Bedroom 2

15' 0" x 13' 2" (4.57m x 4.01m) plus double doors to recessed wardrobe. Radiator. Patterned glazed door to rear opening to garden. Window to side. Door to en-suite.

En-suite

Fully tiled shower cubicle with Mira electric shower. Pedestal wash hand basin, towel radiator. Close coupled W.C. Fully tiled walls. Patterned glazed window to side.

First floor

Eaves bedrooms can be approached via separate staircases.

Bedroom 3

14' 10" x 18' 9" (4.52m x 5.71m) Beam truss features with inset ceiling spotlights and window to side.

Master bedroom

19' 3" x 15' 0" (5.86m x 4.57m) Spacious master bedroom again with roof truss beam features. Radiator. Window to side. Door to walk through/dressing room.

Walk through  
/dressing room

Radiator, velux window. Door to en-suite.

## En-suite

Fully tiled double shower cubicle, wash basin and vanity unit under. Radiator. Close coupled W.C. Velux window.



## Loft space

17'4 x 50'0" (5.28m x 15.23m) Large vaulted ceiling loft space offering excellent potential to convert into additional accommodation, subject to planning. Windows to each end.



## Outside

The property is approached over a private lane and has pillared five bar gated entrance to a granite walled parking area, which is laid with brick paving for several vehicles.

## Garage

15' 8" x 14' 8" (4.77m x 4.47m) Electric roll top door. Light and power connected.

The side garden has a low stone wall enjoying countryside views, and is laid mainly to lawn which houses the LPG gas tank, along with a greenhouse and paved pathway leading to the rear.

The rear garden provides a timber decked raised area off the conservatory which leads down to a paved patio area with seating feature. Beyond this is a good expanse of lawn again with granite stone walling to boundaries and also a good size stone built workshop. To the other side is a raised decked area and also a good size summerhouse.

Council Tax Band E (Correct at September 2022)

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.



GROUND FLOOR



1ST FLOOR



THE OLD SCHOOLHOUSE, LUXULYAN, PL305EA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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