



21, Grylls Park



# 21, Grylls Park

Lanreath, Looe, Cornwall PL13 2NG

Looe - 6.5 miles Liskeard - 10 miles Plymouth - 29 miles

A great family house, with a superb open plan kitchen/dining/living room, plus 4 bedroom (1 ensuite) and a family bathroom, located in the village of Lanreath.

- Stunning open plan kitchen/dining space
- Low maintenance gardens
- Garage currently used as store
- 4 bedrooms (1 ensuite)
- Popular village development
- Close to village amenities
- Just 6.5 miles from Looe and the coast
- Ideal family home
- Freehold
- Council Tax Band: B

Guide Price £295,000

## SITUATION

The village of Lanreath offers the usual facilities including a Church, locally run convenience store with Post Office and a very active village hall which has a licensed bar plus a recently re-opened pub. The nearby village of Pelynt offers similar services with village shops and a primary school. The harbourside town of Looe is a popular coastal holiday town centred around the fishing harbour and beach. Sporting facilities in the area are numerous with a sports centre in Liskeard together with golf available at Bindown, near Looe and the internationally renowned golf course at St Mellion. Boating, sea fishing and other water sports are available at Looe and Fowey with walking and bathing along the South Cornish Coast. The A38 dual carriageway connects to Plymouth and Exeter where it links with the M5. Car ferries are available from Plymouth to France and Spain. There are also airports at Exeter and Newquay, which are both easily accessible.

## DESCRIPTION

A beautifully presented four-bedroom family home situated within the sought-after village of Lanreath. Having undergone significant improvement by the current owners, including the addition of a superb rear extension completed approximately two years ago, the property now offers a bright and contemporary open-plan living environment perfectly suited to modern family life.



## ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first-floor accommodation. Doors lead through to the open plan living area, and there is a separate useful utility space providing space for appliances.

The standout feature of the property is undoubtedly the spacious open-plan kitchen, dining and living area. Extended by the current owners approximately two years ago, this impressive space creates a wonderful social hub for the home. The kitchen offers a range of fitted units with ample work surface space and built in appliances. The dining and seating areas enjoy an abundance of natural light via the sky light and bi-fold doors opening onto the rear patio., and a multi-fuel burner provides an attractive focal point.

The first floor offers three well proportioned double bedrooms together with a family bathroom comprising a panelled bath, separate shower, WC and wash hand basin.

Stairs continue to the second floor where the principal bedroom occupies eves storage and an adjoining en-suite shower room comprising a shower, wash hand basin and WC.

## OUTSIDE

To the rear of the property is an enclosed and attractively landscaped garden designed for ease of maintenance. Directly adjoining the property is a paved patio area providing an ideal space for outdoor dining and entertaining, with further areas laid to decorative stone.

A timber shed and wood store provide useful external storage. The former garage has been converted to create a versatile office/workshop space, ideal for those working from home, pursuing hobbies or requiring additional storage. Our client uses the on-street parking to the rear of the property.

## SERVICES

Mains electricity, water and drainage. Night storage heaters and multi-fuel burner. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

As you enter Lanreath from the road to Looe (the B3359) on St Marnarch's road, turn left just before the public house into Court Meadow, and then turn right into Grylls Park and then to the left. Park on the road to the rear of the properties and walk back towards the village, with the path that leads to the property found on the right hand side. Please walk up and No 21 will be found on the right hand side.

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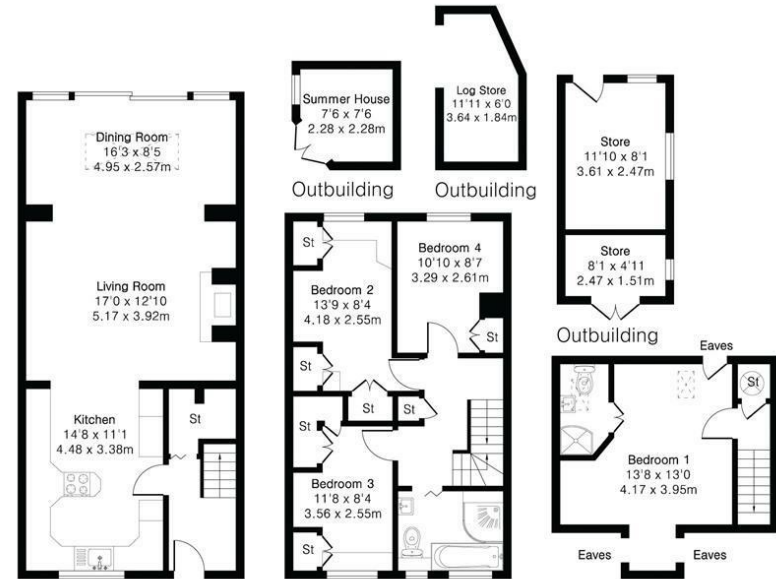


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**Approximate Gross Internal Area 1358 sq ft - 126 sq m  
(Excluding Outbuilding)**

Ground Floor Area 645 sq ft – 60 sq m  
 First Floor Area 479 sq ft – 44 sq m  
 Second Floor Area 234 sq ft – 22 sq m  
 Outbuilding Area 257 sq ft – 24 sq m



Ground Floor                      First Floor                      Second Floor

For Identification only – Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

