

St. Cyriac  
Luxulyan  
Bodmin  
PL30 5QA

Offers In Excess Of  
£675,000

- Luxury, High Spec Family Home
  - Open Plan Kitchen/Diner
- Well Proportioned Bedrooms
- Garage And Off Road Parking
  - Stunning Rural Views
  - Air Source Heating
- Owned Solar Panels And Batteries
- Scan QR For Material Information





Tenure - Freehold

Council Tax Band - E

Floor Area - 1829.86 sq ft



4



2



1



A97

### Property Description

Smart Millerson Estate Agents are delighted to market this exceptional, executive detached home, situated within the sought-after village of Luxulyan. Constructed in 2022, this contemporary home has been thoughtfully designed offering a seamless sense of space and flow throughout. The property benefits from generous, well-proportioned accommodation, flooded with natural light and finished with high-quality specifications throughout including luxury LVT flooring and integrated BOSCH appliances.

Upon entering the property, you are welcomed by an impressive and inviting entrance hall, featuring striking vaulted ceilings and a beautifully crafted oak staircase rising to the first floor, immediately setting the tone for the rest of the home. The ground floor accommodation comprises a spacious and practical kitchen/dining area, fitted with integrated appliances and designed to suit modern family living and entertaining. From here, doors lead through to a cosy yet elegant living area, creating a warm and comfortable space to relax. The ground floor further benefits from a well-sized utility room and a conveniently located cloakroom.

The first floor offers four generously sized double bedrooms, all thoughtfully laid out to maximise space and comfort. The primary bedroom enjoys the added luxury of a contemporary en-suite bathroom and built in wardrobes, while a further stylish family bathroom serves the remaining bedrooms. Externally, the property provides ample off-road parking to the front, in addition to a garage, ensuring practicality for modern family life with the rear garden being the perfect place for hosting and entertaining in the sunshine. The home enjoys attractive countryside views, enhancing the sense of tranquillity and rural charm that Luxulyan is known for.

Additional benefits include oak doors throughout, underfloor heating across the ground floor, an air source heat pump, owned solar panels, and excellent energy efficiency, reflected in the property's impressive EPC rating of A. The property falls within Council Tax Band E.

Viewings are strictly by appointment only and highly advised to appreciate all that this property has to offer.

### Location

Situated within a small, quiet close on the edge of the popular village of Luxulyan, this property offers a pleasant semi-rural setting and a sense of community. Luxulyan is a charming village located at the foot of Bodmin Moor, well known for its surrounding countryside and abundance of scenic walks. The village provides a range of local amenities including a village shop, primary school, the well-regarded King's Arms public house, and a branch line railway station on the Newquay to Par line. The property is conveniently positioned for access to some of Cornwall's most popular attractions, including The Eden Project, Par Beach, the picturesque harbour town of Fowey, and Bodmin Moor. The larger towns of St Austell (approximately 6 miles) and Bodmin (around 7 miles) both

offer an extensive range of shopping facilities, schools, supermarkets, and mainline railway stations.

### The Accommodation Comprises

All dimensions are approximate and can be found within the floorplan.

#### Entrance Hall

Vaulted ceilings. Skimmed ceiling. Recessed spotlights. Oak staircase with glass balustrade. Thermostat controls. Ample plug sockets. Luxury LVT flooring. Doors leading to:

#### Kitchen/Diner

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Smoke sensor. A range of wall and base gloss fitted units with oak effect work surfaces. One and a half sink with drainer. Feature island benefitting from an integrated five ring induction hob with ceiling mounted extractor fan. Integrated fridge freezer, double combi oven and dishwasher. Ample plug sockets. Skirting. Luxury LVT flooring. French doors leading out to the rear garden. Oak doors with glass inset leading into the lounge area.

#### Living Room

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Smoke sensor. Thermostat controls. Electric feature fire with mantle. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring. Double glazed French doors leading out to the garden.

#### Utility Room

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Smoke sensor. Matching wall and base fitted units with roll top work surfaces. Sink with drainer and mixer tap. Integrated washing machine. Space for tumble dryer. Ample plug sockets. Skirting. Luxury LVT flooring. Access into the garage. Door leading into the

#### Cloakroom

Skimmed ceiling. Recessed spotlights. Wash basin with mixer tap and splashback. WC with push flush. Skirting. Luxury LVT flooring.

#### First Floor

Skimmed ceiling. Recessed spotlights. Smoke sensor. Spacious storage cupboard housing hot water system. Skirting. Carpeted flooring. Doors leading to:

#### Bedroom One

Double glazed window to the rear aspect benefitting from countryside views. Skimmed ceiling. Recessed spotlights. Two built in wardrobes. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

#### En-Suite Bathroom

Frosted double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Double shower cubicle with waterfall shower head and additional detachable head. Wash basin with storage below. WC with push flush. Speckled aqua splashback panels. Shelf with razor point. Heated towel rail. Luxury LVT flooring.



### Bedroom Two

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Three

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Four

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Family Bathroom

Frosted double glazed window to the side aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Freestanding bath with detachable shower head. Wash basin with mixer tap and storage below. WC with push flush. Wall mounted mirror with lighting and shaver point. Aqua panel tiles. Luxury LVT flooring.

### Outside

To the front- Tarmacked driveway with parking for at least 3 vehicles. Laid to lawn garden area to the side with access to the rear.

To the rear- Spacious laid to lawn area. Decking area suitable for garden furniture and BBQs. Air source heat pump.

### Garage

Electric roller door. Consumer unit housed. Two, owned solar panel batteries. Ample plug sockets. Door leading out to the rear garden.

### Parking

Ample off road parking is available in addition to the garage.

### Services

This property benefits from an air source heat pump and underfloor heating. Connected to mains water which is metered. Drainage is via a private treatment tank. Council Tax Band E.

### Material Information

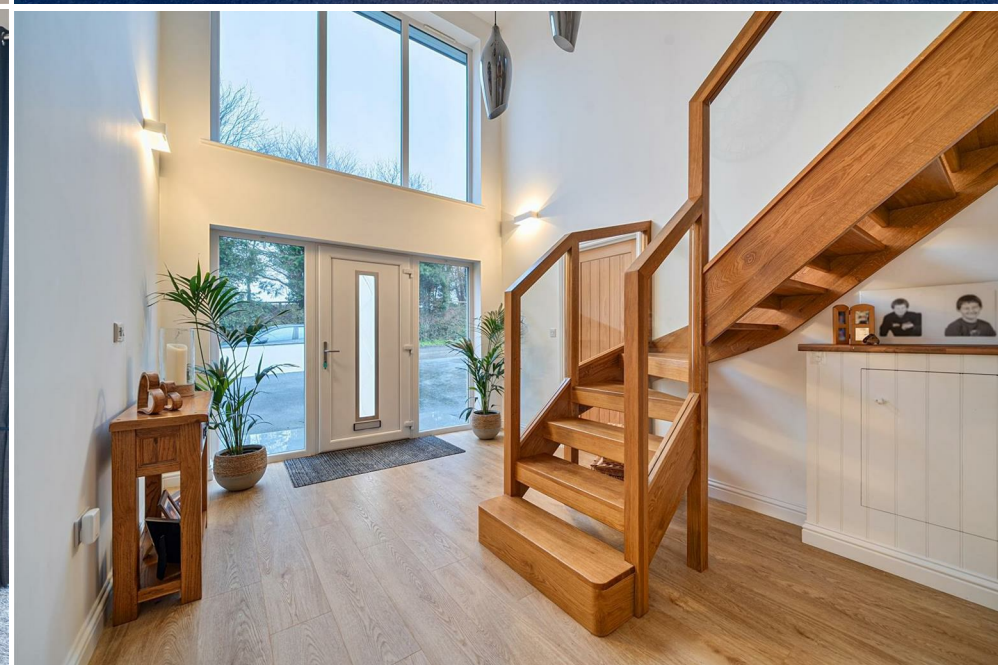
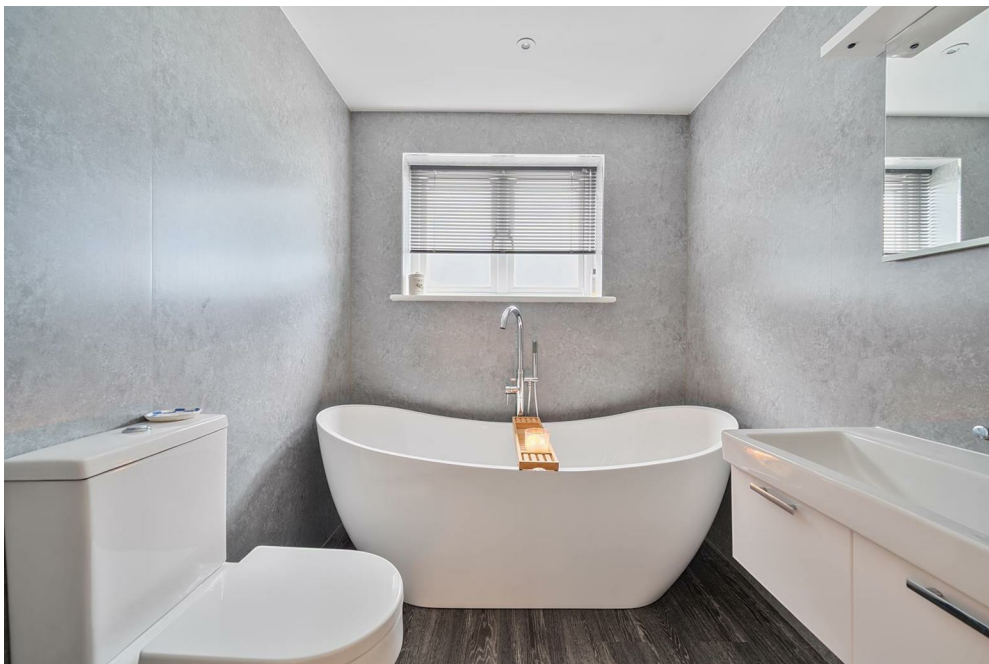
Verified Material Information

Council Tax band: E

Tenure: Freehold







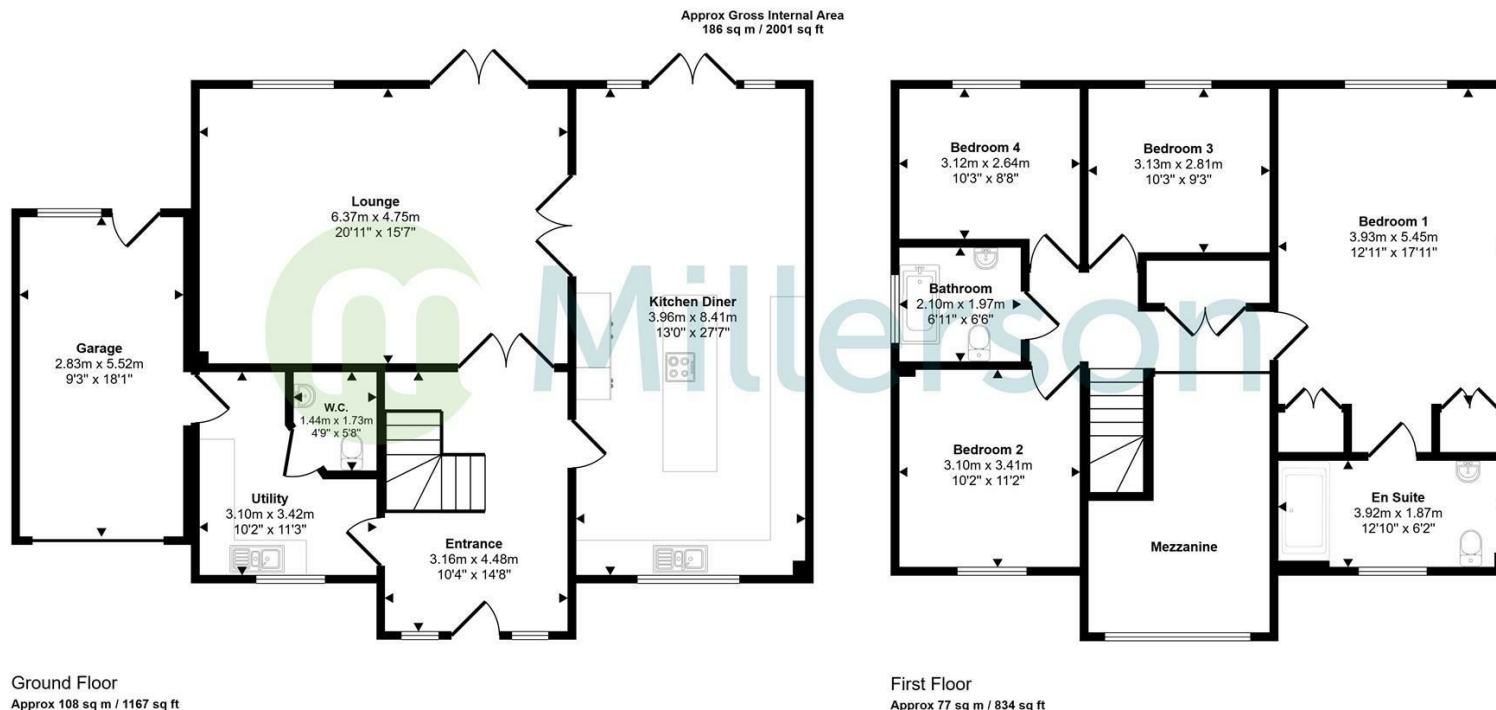
St. Cyriac, Luxulyan, Bodmin, PL30 5QA



Property construction: Standard construction  
Energy Performance rating: A  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply (metered)  
Sewerage: Sewerage treatment plant  
Heating: Other-powered central heating is installed.  
Heating features: Double glazing, Underfloor heating, and Air source heat pump  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Good, Three - OK, EE - OK  
Parking: Driveway, Garage, and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Wide doorways  
Coal mining area: No  
Non-coal mining area: No

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	97	97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## 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

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