



St. Sulien

Luxulyan

Bodmin

PL30 5EB

Guide Price £295,000

- NO ONWARD CHAIN
- RECENTLY RENOVATED TO A HIGH STANDARD
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
 - ENCLOSED REAR GARDEN
 - EXPANSIVE KITCHEN/DINER
 - A RANGE OF INTEGRATED APPLIANCES
 - PERFECT FIRST HOME
- TUCKED AWAY RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 861.11 sq ft



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E53

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this beautifully presented, freshly renovated three-bedroom semi-detached home, offering a perfect blend of modern styling and practical family living. Ideally positioned in the charming village setting of Luxulyan, the property benefits from a peaceful community atmosphere while still providing good access to surrounding towns, local amenities, and scenic countryside walks. Being offered with no onward chain, this wonderful home represents an outstanding opportunity for a wide range of purchasers, including first-time buyers, growing families, or those looking to secure a ready-to-move-into property with contemporary finishes throughout.

Upon entering, you are welcomed by a bright and airy entrance hallway that immediately sets the tone for the rest of the home. The spacious lounge offers a comfortable and inviting reception space, ideal for relaxing with family or entertaining guests. Elegant double doors lead seamlessly into the impressive kitchen/diner, which truly forms the heart of this home. Recently installed and finished to a high standard, the kitchen is equipped with a double eye-level oven, an induction hob, and a selection of integrated appliances, combining style with everyday practicality. The space is thoughtfully designed to accommodate modern lifestyles, offering generous worktop areas and excellent storage solutions.

The ground floor further benefits from a cleverly converted space that was previously part of the garage. This versatile area now serves as a useful utility room and separate W.C., providing excellent functionality for busy household routines. Whether used for laundry, storage, or additional household organisation, this space adds real value to the property. Completing the ground floor is the conservatory, which allows natural light to flow freely into the home. The entire ground level has been finished with attractive engineered Oak flooring, creating a cohesive and contemporary aesthetic.

Ascending to the first floor, the property continues to impress with three well-proportioned bedrooms, each offering comfortable living space and flexibility for a variety of uses. The rooms could easily function as family bedrooms, guest accommodation, or home office space depending on individual requirements. The family bathroom is well appointed and finished in a modern style, providing a relaxing environment for everyday use.

Externally, the property enjoys a practical and low-maintenance rear garden which has been designed to maximise outdoor enjoyment with minimal upkeep. The garden provides an excellent suntrap, making it perfect for al-fresco dining, summer gatherings, family activities, or simply relaxing and enjoying the Cornish climate.

To the front of the property, the paved driveway provides off-road parking for multiple vehicles, offering convenience for households with several drivers or visitors. Additionally, there is a useful storage area accessed via barn-style doors, providing the ideal solution for storing recycling bins, outdoor equipment, or seasonal items.

The property is connected to mains electricity, water, and drainage, and is classified within Council Tax Band B.

LOCATION

Situated in the heart of Luxulyan, this home enjoys easy access to the amenities of the village which include a village hall which hosts several events such as Pilates, indoor bowling and dancing. In addition there is a primary school, church, Post office, convenience store and The Kings Arms Public House. Luxulyan Valley itself is designated a World Heritage Site, with tree lined walks along the valley and offering

its own railway link. The nearest town of St Austell offers a comprehensive range of amenities including a number of well known supermarkets, mainline rail link to London Paddington, and a wide range of sporting facilities including the leisure centre at Polkyth, bowling alley and football club. The pretty harbourside village of Charlestown is popular for dining out with the harbour itself utilised as the backdrop for a number of period dramas and films, including The Eagle Has Landed and Mansfield Park. Further afield lie the sandy beaches of both the North and South coasts and the picturesque coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE

uPVC frosted double glazed door leading into:

LOUNGE

Skimmed ceiling. Recessed spotlights. Double-glazed window to the front aspect. Under-stairs storage cupboard housing the consumer unit. Electric radiator. Television point. Multiple plug sockets. Skirting boards. Engineered Oak flooring.

KITCHEN/DINER

Skimmed ceiling. Recessed spotlights. Smoke alarm. Double-glazed windows to the rear aspect. A range of wall and base-mounted soft-close storage cupboards and drawers with ample oak-effect worktop space. Two eye-level electric ovens. Four-ring induction hob. Integrated fridge, freezer, and dishwasher. Matte black wash basin with drainage board. Electric radiator. Multiple plug sockets. Skirting boards. Engineered Oak flooring. Doors leading out to

UTILITY ROOM

Skimmed ceiling. Extractor fan. Recessed spotlights. Splashback panelling. Matte black wash basin with drainage board. Ample under-counter storage units. Space for a washing machine and tumble dryer. Multiple plug sockets. Skirting boards. Engineered Oak flooring.

CLOAKROOM

Skimmed ceiling. Extractor fan. Recessed spotlights. Wash basin with mixer tap. W.C. Skirting boards. Engineered Oak flooring.

FIRST FLOOR LANDING

Skimmed ceiling with access to a partially boarded loft space. Smoke alarm. Recessed spotlights. Over-stairs storage cupboard. Plug socket. Skirting boards. Carpeted flooring.

BEDROOM ONE

Recessed spotlights. Double-glazed window to the rear aspect with fitted blinds. Electric radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

BEDROOM TWO

Skimmed ceiling with recessed spotlights. Double-glazed window to the front aspect with fitted blinds. Electric radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

BEDROOM THREE

Skimmed ceiling with recessed spotlights. Double-glazed window to the front aspect. Electric radiator. Skirting boards. Carpeted flooring.



BATHROOM

Skimmed ceiling. Extractor fan. Recessed spotlights. Frosted double-glazed window to the rear aspect. Splashback panelling. Electric shower over the bath. Vanity wash basin with mixer tap and storage underneath. Heated towel rail. W.C. Skirting boards. Herringbone-style flooring.

CONSERVATORY

Multiple double-glazed windows. Plug socket. Skirting boards. Herringbone-style flooring. Double doors leading out onto the garden.

INTEGRAL GARAGE

Barn style door.

OUTSIDE

Externally, the property enjoys a practical and low-maintenance rear garden which has been designed to maximise outdoor enjoyment with minimal upkeep. The garden provides an excellent suntrap, making it perfect for al-fresco dining, summer gatherings, family activities, or simply relaxing and enjoying the Cornish climate.

PARKING

To the front of the property, the paved driveway provides off-road parking for multiple vehicles, offering convenience for households with several drivers or visitors. Additionally, there is a useful storage area accessed via barn-style doors, providing the ideal solution for storing recycling bins, outdoor equipment, or seasonal items.

SERVICES

This property is connected to mains water, electricity and drainage. It also falls under Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

Parking: Driveway, Off Street, On Street, and Private

Building safety issues: No

Restrictions - Listed Building: No





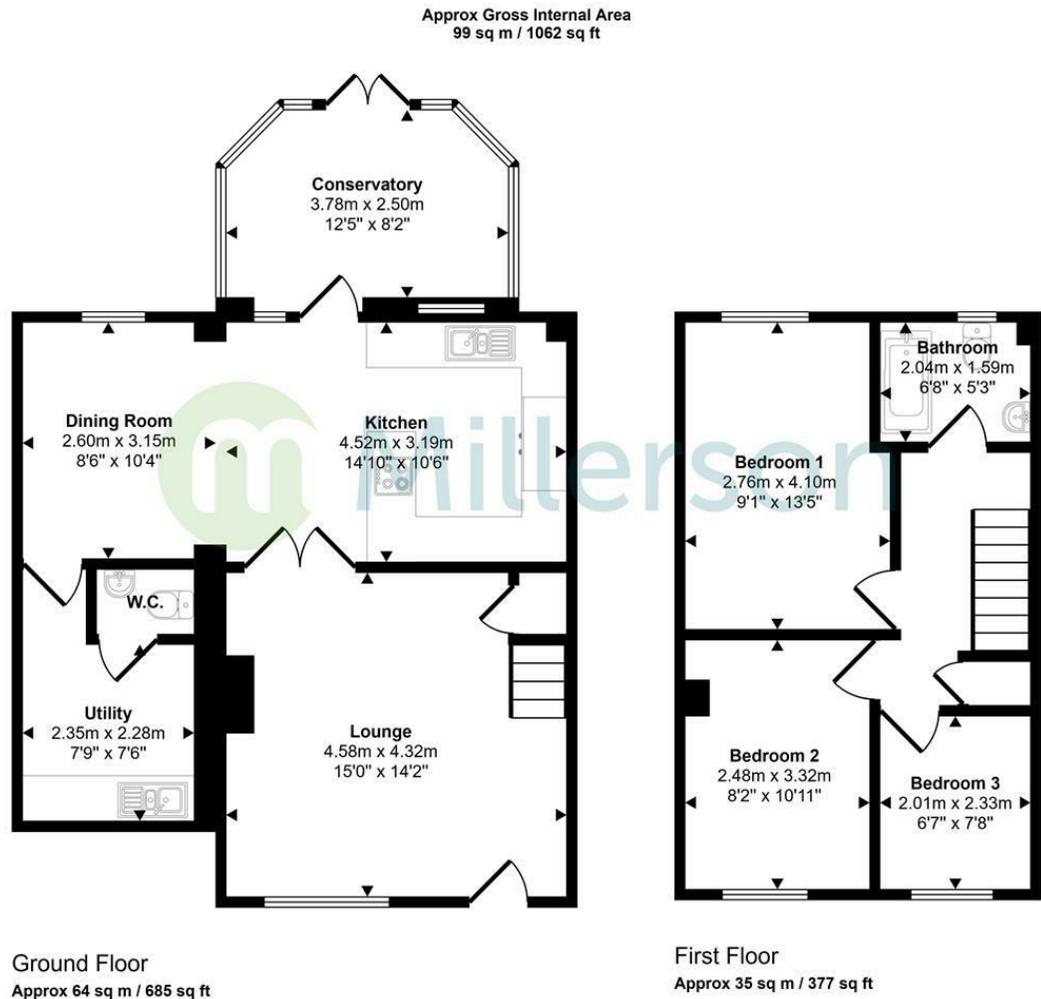
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Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

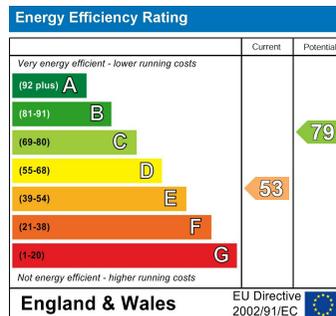
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





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.



Needing To Sell?

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Here To Help

1 Market Street
St Austell
Cornwall
PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

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