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Changing Lifestyles

8 Woodland Close

Lanivet

PL30 5JF



BRITISH
PROPERTY
AWARDS

2025

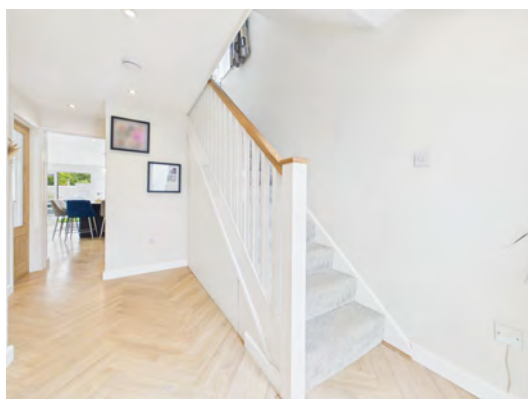
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



OIEO Price - £400,000



Changing Lifestyles

01208 814055

8 Woodland Close, Lanivet, PL30 5JF



An Impressive Four-Bedroom Detached Family Home, Beautifully Extended to Create a Stunning Open-Plan Heart of the Home.

- Four Bedroom Detached Family Home
- Impressive Extended Open-Plan Kitchen/Dining Room
- Approximately 20'9" x 19'8" Kitchen/Dining Space
- Bi-Folding Doors & Skylights
- Separate Living Room with Wood-Burning Stove
- Stylish Herringbone Flooring
- Separate Utility Room
- Ground-Floor Double Bedroom & Shower Room
- Three Further Double Bedrooms Upstairs
- Modern Family Bathroom
- Private Rear Garden with Patio & Lawn
- Single Garage & Driveway Parking
- Popular Village Location
- Council Banding - C
- EPC - E



Positioned within the popular village of Lanivet, 8 Woodland Close is a superb four-bedroom detached family home, offering modern, beautifully presented accommodation with an impressive extended kitchen/dining space, flexible ground-floor living, solar panels, EV charging and a private rear garden.

Upon entering the property, you are welcomed into an inviting hallway which immediately sets the tone for the home. Stylish herringbone flooring flows throughout much of the ground floor, creating a smart and consistent finish, while a useful storage cupboard sits conveniently to the left of the entrance.

The separate living room provides a comfortable space in which to relax and unwind. A wood-burning stove creates an attractive focal point, complemented by contemporary wall panelling and the continuation of the herringbone flooring, giving the room plenty of character while retaining a modern feel.

Opposite the living room is a separate utility room, providing valuable additional storage and space for white goods, allowing the main kitchen to remain uncluttered and dedicated to cooking, dining and entertaining.

Without doubt, the real heart of this home is the beautifully extended open-plan kitchen and dining room. Measuring approximately 20'9" x 19'8", this fantastic space has been designed with modern family life in mind. Two skylights combine with a wide set of bi-folding doors to flood the room with natural light and create a seamless connection with the rear garden.

The contemporary kitchen itself offers an excellent range of storage and integrated appliances, centred around a stylish kitchen island which provides additional preparation space and creates a natural social hub. There is ample room for a substantial dining table, making this an excellent space for everything from everyday family meals to entertaining friends and family.

The extension has also added considerable flexibility to the accommodation. A ground-floor double bedroom provides an excellent option for guests, older children or those requiring ground-floor living. This is complemented by a separate modern shower room, fitted with a shower, W.C. and wash hand basin. Internal access into the single garage can also be found from this part of the property.

Moving upstairs, the first floor provides three further double bedrooms, offering generous accommodation for a growing family. A useful storage cupboard can be found on the landing, while completing the upper floor is the modern family bathroom, fitted with a bath, separate shower, W.C. and wash hand basin.

Externally, the property continues to impress. The private rear garden has been arranged to provide a mixture of tiled patio and lawn, creating an attractive yet manageable outdoor space. The patio sits immediately outside the bi-folding doors, making it ideal for outdoor dining and entertaining during the warmer months.

To the front, a private driveway provides off-road parking for multiple vehicles, alongside access to the single garage. Further practical benefits include solar panels and an EV charging point, adding to the home's appeal for modern family living.

With its impressive open-plan extension, four double bedrooms, flexible ground-floor accommodation, excellent parking and modern presentation throughout, 8 Woodland Close is a fantastic family home in a highly convenient village location. An internal viewing is highly recommended to fully appreciate everything the property has to offer.



Changing Lifestyles

Lanivet is a popular and well-positioned Cornish village, situated approximately 2½ miles south-west of Bodmin and enjoying an excellent central location for accessing both the north and south coasts of the county. Despite its convenient position, the village retains a strong sense of community and a pleasant rural feel, surrounded by attractive Cornish countryside.

The village offers a useful range of everyday amenities, including SPAR Lanivet, the popular Lanivet Inn, Lanivet Community Primary School and One For All, Lanivet Parish Community Centre. The historic village centre and church add to its traditional character, while the Saints' Way long-distance walking route passes close to the village.

One of Lanivet's greatest advantages is its accessibility. The A30 is within easy reach, providing straightforward links throughout Cornwall and further afield, while nearby Bodmin provides a much wider selection of shops, supermarkets, schools, leisure facilities and everyday services.

For those looking to enjoy the wider area, Lanivet provides an excellent base from which to explore Cornwall, combining the convenience of nearby Bodmin and strong road connections with the quieter pace of village life. The renowned Eden Project is also approximately seven miles away, while the surrounding countryside offers numerous opportunities for walking and outdoor pursuits.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:





Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.