



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 2 The Advance Lanivet PL30 5HA



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Guide Price - £170,000



Changing Lifestyles

01208 814055



# 2 The Advance, Lanivet, PL30 5HA



Beautiful 1-bed cottage with generous garden and countryside charm...

- Charming 1-bedroom terraced cottage in the heart of Lanivet
- Spacious living room with large windows and feature fireplace
- Bright kitchen with built-in appliances and garden access
- Generous double bedroom with storage
- Large first-floor bathroom with separate bath and walk-in shower
- Private rear garden with patio, shed and greenhouse
- Peaceful village location with great access to Bodmin, A30 and A38
- Council Banding - A
- EPC - E



Nestled in the heart of the sought-after village of Lanivet, this delightful one-bedroom terraced cottage offers character, comfort and ample living space, perfect for first-time buyers, downsizers or those seeking an idyllic Cornish retreat.

Upon entering the property, you are welcomed by a spacious porch, ideal for storing coats, jackets and outdoor footwear. Stepping further inside, you are met with a generously sized living room featuring large front-facing windows that bathe the space in beautiful morning sunlight. A charming fireplace serves as the focal point of the room, creating a warm and inviting atmosphere.

Towards the rear of the ground floor sits a well-proportioned kitchen, complete with built-in appliances and direct access to the back garden. A large rear window ensures the space remains bright and airy throughout the day.

Upstairs, the first floor offers a surprisingly spacious bathroom, fitted with a separate bath and walk-in shower, as well as practical cupboard storage ideal for linens and essentials. To the right of the landing lies the large double bedroom. This wonderfully generous room comfortably accommodates a full bedroom suite while still providing space for additional furnishings such as a dressing table or cosy reading nook. The front-facing windows flood the room with natural light, creating a bright and relaxing atmosphere. A built-in storage cupboard adds practicality.

Outside, the rear garden provides an impressive amount of private outdoor space. Immediately upon stepping out, you'll find a generous patio area, perfect for outdoor dining, relaxing with a morning coffee or enjoying the evening sun. Beyond this sits a sizeable garden featuring both a shed and a greenhouse. The shed offers excellent storage for tools, outdoor equipment or gardening supplies, while the greenhouse is ideal for growing vegetables, cultivating plants or enjoying gardening as a year-round hobby.

This charming cottage combines village living with generous indoor and outdoor space, making it a wonderful opportunity to enjoy the tranquillity of Lanivet while remaining close to Bodmin and key transport links.





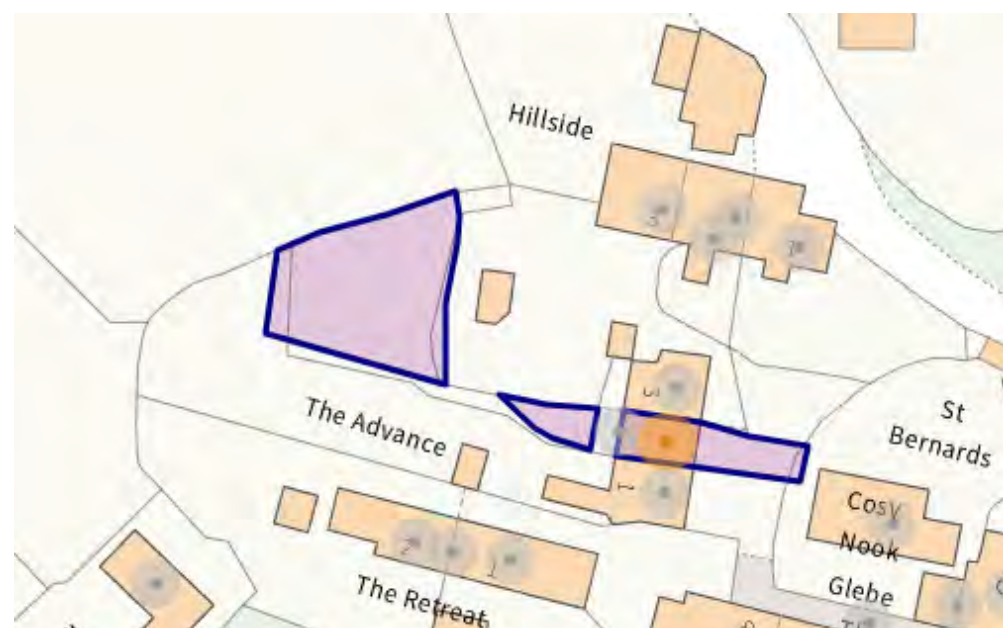
# Changing Lifestyles

Situated in the heart of Cornwall, Lanivet is a charming and well-connected village known for its welcoming community and beautiful countryside surroundings. Often described as the geographical centre of Cornwall, Lanivet offers a perfect balance of rural tranquillity and convenient access to nearby towns and transport links.

The village itself is home to a range of everyday amenities, including a popular local pub, well-regarded primary school, village shop, and cosy cafés, creating a friendly and self-sufficient atmosphere. Scenic walking trails and leafy lanes surround the area, making it a haven for nature lovers, dog walkers and those who enjoy exploring the outdoors.

Despite its peaceful setting, Lanivet is ideally positioned for travel. The historic town of Bodmin is just a short drive away, providing supermarkets, restaurants, leisure facilities and access to the Camel Trail. The A30 and A38 are also easily accessible, offering excellent links to Truro, St Austell, Newquay, and the wider Cornish coastline.

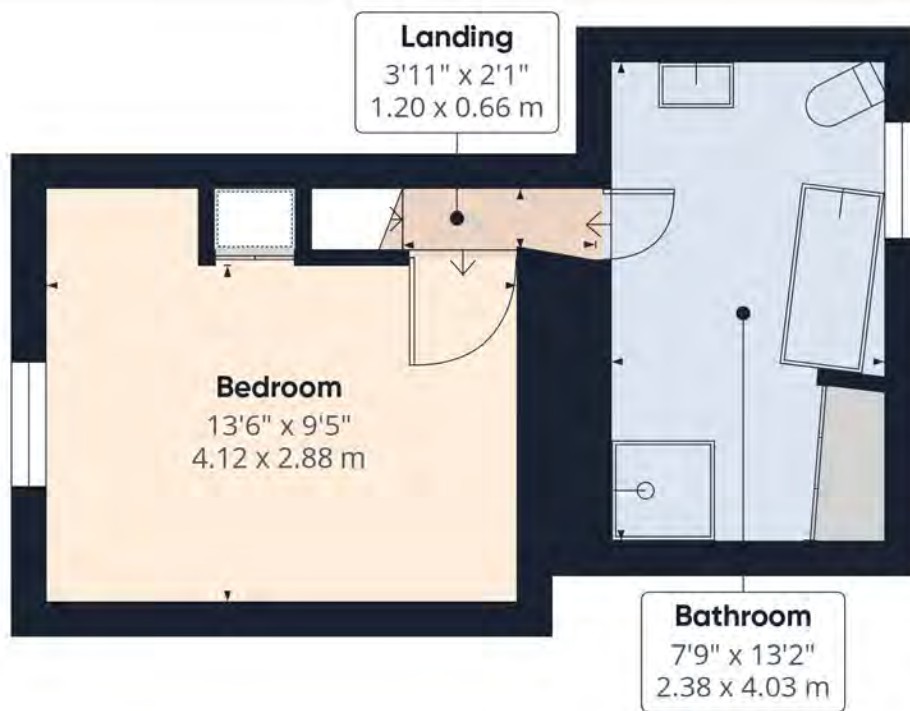
With its blend of natural beauty, village charm and superb connectivity, Lanivet is a highly desirable location for those looking to enjoy the best of Cornwall while remaining close to essential amenities and transport routes.



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Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

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our Virtual Tour:





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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.

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