



ROHRS & ROWE

Lanivet Manor
Rectory Road
Lanivet
Bodmin
PL230 5HG

- Detached former rectory set within just under three acres
- Flexible layout with interconnecting main house and West Wing
- Five en-suite bedrooms in the principal residence
- Two further en-suite bedrooms in the West Wing
- Four reception rooms
- Two kitchens and two utility rooms
- Beautiful mature gardens and long private driveway
- Electric gates and EV charger
- Circa 3 acres of parkland gardens
- EPC E
- Council Tax Bands G & B



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A HANDSOME STONE-BUILT FORMER RECTORY SET WITHIN JUST UNDER THREE ACRES OF MATURE GARDENS, ENJOYING A PRIVATE POSITION AT THE END OF A LONG DRIVEWAY WHILE REMAINING EXCEPTIONALLY WELL CONNECTED.





PROPERTY

Tucked away within beautifully established grounds, the house offers a rare combination of privacy, scale and flexibility. It is currently arranged as two independent yet interconnecting residences, linked by a lockable internal door, creating an ideal arrangement for multi-generational living or guest accommodation. Equally, the property could readily be used again as one substantial home, as it has been in the recent past.

The principal residence occupies the larger two-storey section of the house and provides generous and well-balanced accommodation. The ground floor includes a large entrance hall, an impressive 30-foot dining room, a 26-foot sitting room, a garden room, a contemporary German-designed kitchen with premium appliances, a separate utility room and a WC. On the first floor are five generously proportioned en-suite bedrooms.

The West Wing has its own entrance and is equally well presented, combining period character with contemporary comfort. It includes an entrance vestibule and hallway, a spacious kitchen with high-spec German-made units and a double Aga, a separate utility room and a WC. Its principal living space is a striking 34-foot open-plan room with vaulted ceiling and exposed A-frame beams, together with a mezzanine study area above. On the lower ground floor are two en-suite bedrooms, both opening to a private outdoor terrace overlooking the gardens.







LOCATION

Lanivet is a popular and well-connected village in central Cornwall, known for its strong sense of community and convenient access to both the north and south coasts. The village offers a good range of local amenities including a shop, post office, public house, primary school and community facilities, while Bodmin lies close by for a wider range of shopping, secondary schooling and everyday services.

The A30 is only a short drive away, making travel across Cornwall and beyond straightforward, while Bodmin Parkway provides a mainline rail connection and Newquay Airport is within convenient reach. Wadebridge, Rock and Padstow are all accessible for coastal days out, watersports and dining, while there are well-regarded golf courses nearby including Lanhydrock, Trevose and St Enodoc.





Rectory Road, Lanivet, Bodmin, PL30 5HG

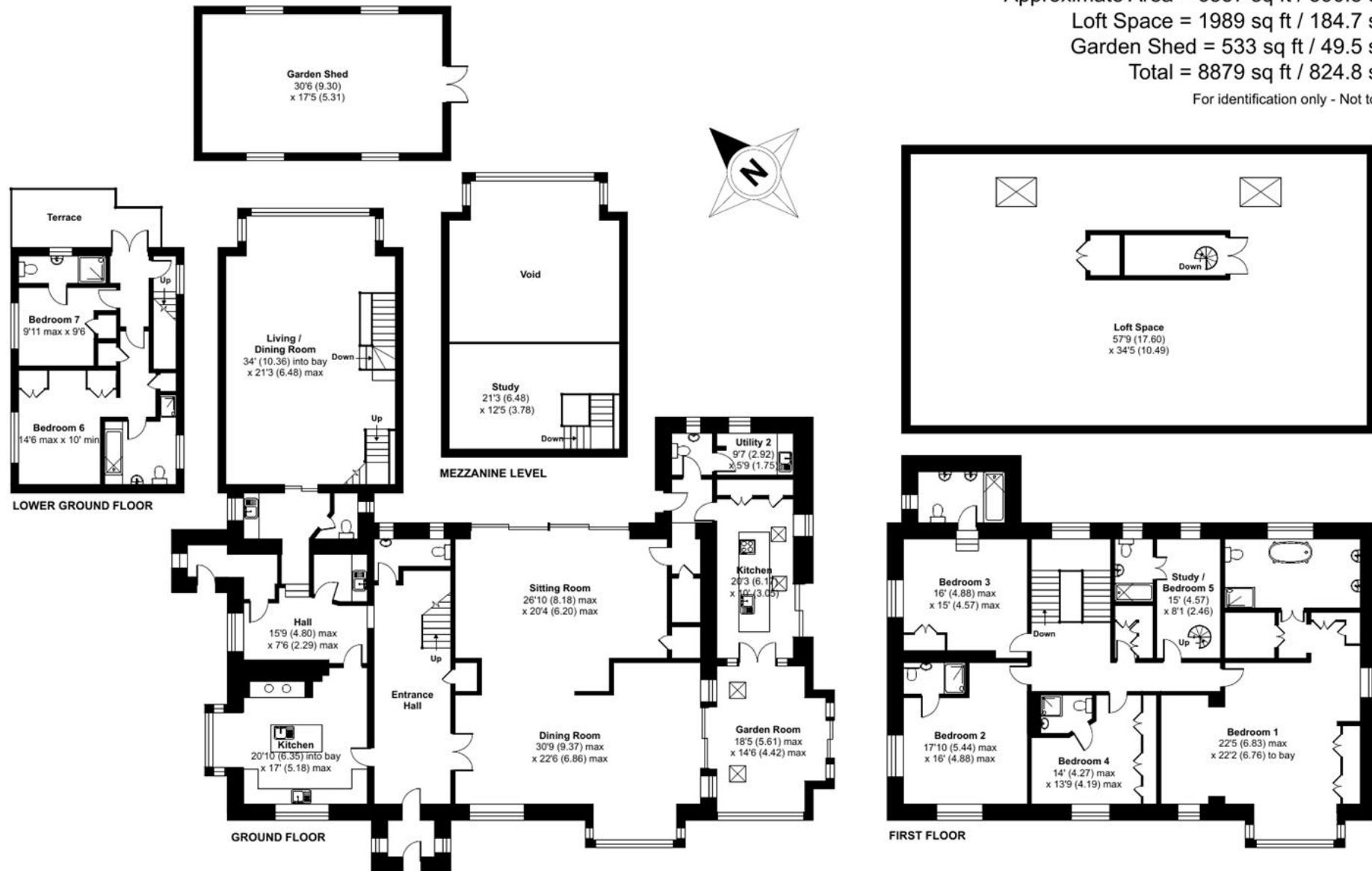
Approximate Area = 6357 sq ft / 590.5 sq m

Loft Space = 1989 sq ft / 184.7 sq m

Garden Shed = 533 sq ft / 49.5 sq m

Total = 8879 sq ft / 824.8 sq m

For identification only - Not to scale





Services: Mains water, drainage, electricity (3 phase supply), LPG gas.

Directions: What3words: ///hopefully.giggled.waggled

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