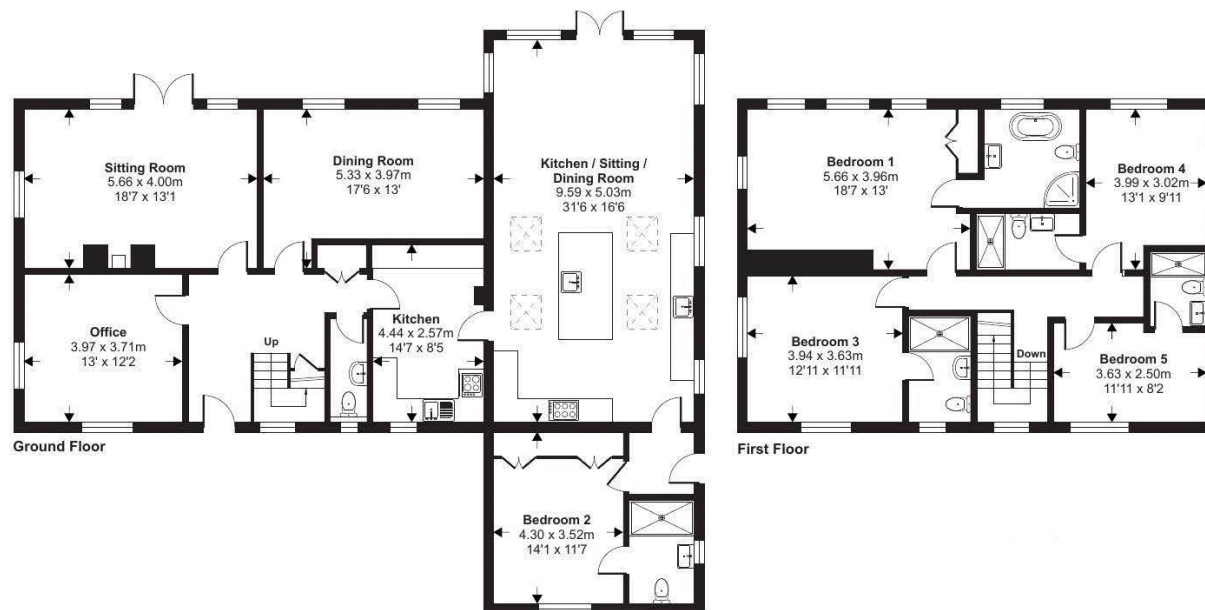


THE OLD VICARAGE, LUXULYAN

PRICE £735,000



AN EXCEPTIONAL MODERN RESIDENCE SET WITHIN EXPANSIVE, MATURE GARDENS JUST A SHORT STROLL FROM VILLAGE AMENITIES. IMMACULATELY PRESENTED AND OFFERING APPROXIMATELY 2,739 SQ FT OF STYLISH LIVING SPACE, THE HOME IS ACCESSED VIA A GATED ENTRANCE AND GRANITE-CHIPPED CIRCULAR DRIVEWAY, CREATING A SENSE OF PRIVACY AND ARRIVAL. A TRUE RETREAT, FRAMED BY LUSH GREENERY AND THOUGHTFULLY LANDSCAPED GROUNDS.

Disclaimer: The Agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

This spacious and versatile home offers flexible accommodation ideal for multi-generational living or those seeking a substantial private residence. The welcoming reception hall features a staircase to the first floor and access to three reception rooms: a formal sitting room with wood-burning stove and French doors to the garden, a rear-facing dining room, and a third room perfect for a home office or playroom. A cloakroom and kitchen/utility complete the original ground floor. A striking linked extension adds a dramatic open-plan living space with a vaulted 12'6" timbered ceiling and a nearly fully glazed gable end opening to the garden—perfect for entertaining or relaxing. The contemporary Shaker kitchen includes integrated appliances and a large oak-topped breakfast island, with an adjoining en-suite double bedroom offering comfort and privacy. Upstairs, the main house hosts four stylish en-suite bedrooms, each finished with sleek white sanitary ware. The master suite features a luxurious freestanding slipper bath, adding a touch of indulgence to this beautifully presented home.

The Old Vicarage nestles amidst lovely, tree-lined established gardens of around 0.6 acre in the heart of this popular village. Local amenities include a primary school, post office/shop, public house, parish church and a railway station on the Par/Newquay branch line. The Luxulyan Valley is both a beautiful, natural woodland and a fascinating heritage site. The steep-sided valley stretches along the banks of the River Par from Luxulyan to the St Blazey, and offers some wonderful walks. Also within easy reach are The Clay Trails, a network of walking, cycling and riding paths meandering through mid Cornwall. The Eden Project is just 2 miles distant

Room Descriptions

Entrance Hall

A charming half-paned leaded UPVC door opens into a bright, airy hallway with hardwearing wood-effect flooring and a staircase to the first floor. Thoughtfully designed storage includes an understairs cupboard and double doors to a dedicated hat and coat cupboard.

Lounge

13' 11" x 18' 6" (4.24m x 5.64m) This inviting room blends indoor comfort with seamless outdoor connection. A side window and elegant French doors open directly to the rear garden, creating a natural flow for entertaining or relaxing. At its heart, a striking open fireplace with recessed wood burner, framed by a substantial wooden mantel and slate hearth, adds warmth and character—perfect for cosy evenings inside or hosting gatherings that spill out into the garden.

Dining Room

17' 5" x 10' 5" (5.31m x 3.17m) Enjoying rear garden views through twin windows, this elegant room is enhanced by rich hardwood parquet flooring.

Utility Room

14' 5" x 8' 4" (4.39m x 2.54m) Window to the front, fitted with a range of high gloss fronted units, sink unit, space for cooker and dishwasher, space and plumbing for washing machine, full height storage unit, serving hatch to the dining room.

Kitchen/Dining/Living Room

9.59m x 5.3m (31' 6" x 17' 5") A stunning, light-filled living space showcasing an impressive vaulted ceiling with exposed timber A-frames and Velux roof windows that flood the room with natural light. The striking glass gable end with French doors creates a seamless connection to the garden, perfect for indoor-outdoor living. At its heart, a cream Shaker-style kitchen offers ample base units and a central island with space and plumbing for appliances—combining style, practicality, and sociable open-plan design.

Study

12' 9" x 12' 0" (3.89m x 3.66m) Window to the front and side.

Cloakroom

Fitted with a vanity wash hand basin with storage below, low level W.C. flooring matching the hall, window to the front.

Bedroom

4.3m x 3.52m (14' 1" x 11' 7") This well-appointed bedroom enjoys a rear-facing window, built-in wardrobe cupboards for streamlined storage, and direct access to a private en suite shower room.

En Suite Shower Room

This contemporary en suite features a sleek white suite, including a spacious double shower enclosure, stylish wash hand basin, and low-level W.C.

Landing

With large landing window, access to the roof void.

Bedroom 1

11' 9" x 12' 8" (3.58m x 3.86m) This bright and welcoming bedroom enjoys dual aspect windows to the front and side, filling the space with natural light. A private door leads to the en suite.

En Suite Shower Room

This stylish en suite is fitted with a generous shower enclosure featuring a mains-powered waterfall shower and secondary head for added comfort. A sleek vanity basin, low-level W.C., and vertical towel radiator complete the contemporary look, while a front-facing window brings in natural light.

Bedroom 2

18' 6" x 10' 10" (5.64m x 3.30m) This generously proportioned bedroom is bathed in natural light from three rear-facing windows and an additional side window, creating a bright and inviting atmosphere. It features a double wardrobe cupboard for ample storage and a private door leading to the en suite bathroom.

En Suite Bathroom

7' 3" x 8' 0" (2.21m x 2.44m) This luxurious en suite features a corner shower enclosure featuring dual shower heads, set against fully tiled walls and enhanced by low-voltage lighting. Additional features include a vanity basin, low-level W.C., and illuminated mirror. The freestanding slipper bath with floor-mounted tap and integrated shower head add to this beautifully appointed space. A front-facing window and extractor complete the space with light and ventilation.

Bedroom 3

8' 3" x 11' 8" (2.51m x 3.56m) This bedroom features a front-facing window, along with a private door leading to the en suite shower room.

En Suite Shower room

4' 5" x 6' 8" (1.35m x 2.03m) This en suite is smartly appointed with a fully tiled double shower cubicle featuring an electric shower and extractor for ventilation. Additional fittings include a low-level W.C., wash hand basin, low-voltage lighting, and a heated towel radiator.

Bedroom 4

13' 0" x 9' 7" (3.96m x 2.92m) This bright and airy bedroom benefits from dual-aspect windows to the rear and side. A private door leads to the en suite.

En Suite Shower room

4' 3" x 7' 4" (1.30m x 2.24m) This contemporary en suite features a spacious double mains shower with dual shower heads for a luxurious experience. Additional fittings include a low-level W.C., wash hand basin, heated towel radiator, and an illuminated mirror.

Outside

Centrally positioned within its generous 0.63-acre grounds, this property enjoys a circular driveway with ample surrounding parking and a garden shed for added convenience. Plans have been drawn up for a triple garage with accommodation above (subject to planning), offering exciting potential for future development. Mature trees gently shade the expansive lawns and enhance the sense of privacy. A sun terrace adjoining the extension provides the perfect spot for outdoor dining and family relaxation.