

ATTWELL FARM PARK, LUXULYAN

PRICE £120,000



FOR SALE – CHAIN FREE! NESTLED IN A TRANQUIL AND PICTURESQUE SETTING, THIS CHARMING PARK HOME OFFERS A WONDERFUL OPPORTUNITY FOR BUYERS WITH NO AGE RESTRICTIONS. SITUATED ON A SMALL, PEACEFUL SITE NEAR THE EDGE OF A QUAIN RURAL VILLAGE, THE PROPERTY BOASTS A SERENE OUTLOOK AND AN EASILY MAINTAINED ENCLOSED GARDEN, COMPLETE WITH A CONVENIENT CARPORT. THE WELL-APPOINTED ACCOMMODATION BENEFITS FROM LPG GAS CENTRAL HEATING AND INCLUDES A COMFORTABLE LIVING ROOM, A THOUGHTFULLY IMPROVED AND WELL-FITTED KITCHEN, A MODERN BATHROOM, TWO INVITING BEDROOMS, AND A VERSATILE SIDE PORCH/UTILITY SPACE. THIS DELIGHTFUL HOME PRESENTS A PERFECT BLEND OF RURAL CHARM AND PRACTICAL LIVING. DON'T MISS YOUR CHANCE—SCHEDULE A VIEWING TODAY!

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

For Sale – Chain Free! Nestled in a tranquil and picturesque setting, this charming park home offers a wonderful opportunity for buyers with no age restrictions. Situated on a small, peaceful site near the edge of a quaint rural village, the property boasts a serene outlook and an easily maintained enclosed garden, complete with a convenient carport. The well-appointed accommodation benefits from LPG gas central heating and includes a comfortable living room, a thoughtfully improved and well-fitted kitchen, a modern bathroom, two inviting bedrooms, and a versatile side porch/utility space. This delightful home presents a perfect blend of rural charm and practical living. Don't miss your chance—schedule a viewing today!

The site as mentioned earlier does not have any age restrictions and the residents can have pets.

The village of Luxulyan is only a couple of minutes walk away where there is a local village store/post office and popular local pub. Luxulyan is a charming village in Cornwall that offers a perfect blend of rural tranquility and accessibility to local attractions and amenities. The village is surrounded by natural beauty, including the Luxulyan Valley, a UNESCO World Heritage Site known for its scenic woodland walks and the historic Treffry Viaduct. Nearby, the world-famous Eden Project provides a unique experience with its iconic biomes and educational exhibits. For leisure, residents can explore the picturesque Clay Trails, ideal for walking and cycling, or visit the nearby St Austell Brewery Visitor Centre to enjoy a taste of local heritage. Luxulyan also benefits from its proximity to essential amenities in St Austell, including shops, schools, and healthcare facilities, making it an attractive location for homebuyers seeking a peaceful yet well-connected lifestyle.

Room Descriptions

Living Room

9' 7" x 12' 7" (2.92m x 3.84m) The half-glazed door provides a welcoming entrance into the living room, which is bright and airy thanks to windows positioned at both the front and side. An open doorway seamlessly connects the living room to the kitchen, offering a practical and convenient flow between spaces.

Kitchen

9' 3" x 9' 6" (2.82m x 2.90m) The kitchen features newly replaced white wood grain effect base units and high-level cupboards, complemented by a stylish granite effect roll-top work surface. There's ample space for both a cooker and a dishwasher, ensuring practicality and functionality. The LPG wall-mounted gas-fired boiler efficiently supplies radiators and hot water, adding convenience to the home. Natural light streams in through the side window, while a charming small-paned door leads to the next area, enhancing the overall appeal of this space.

Bedroom 2

6' 6" x 6' 0" (1.98m x 1.83m) Window to the side.

Bathroom

6' 0" x 4' 8" (1.83m x 1.42m) The bathroom is well-appointed, featuring a panelled bath with a shower overhead and a practical vanity unit offering additional storage. It includes a low-level W.C. and showcases easy-to-clean vinyl-panelled walls for added convenience. An extractor ensures proper ventilation, while low-voltage lighting creates a comfortable and functional space.

Bedroom 1

9' 7" x 8' 3" (2.92m x 2.51m) The room is equipped with three spacious wardrobes, providing ample storage. A window to the rear allows natural light to brighten the space.

Utility Area

7' 7" x 3' 9" (2.31m x 1.14m) This area features a half-glazed door leading to the rear, complemented by a side window. It also includes space and plumbing for a washing machine, offering practical functionality for daily living.

Outside

At the front of the property, a carport provides convenient access to the side entrance door. On either side of the park home, there are enclosed gravelled areas, one of which features a charming raised timber-decked patio that offers lovely countryside views. A timber summerhouse adds to the appeal, while at the rear, there is an additional gravelled area with a useful storage shed. This area leads around to the opposite side, where a small water feature and an archway beautifully connect back to the carport.