






The floor plan for the second floor includes the following rooms and features:

- BEDROOM 1**: A large bedroom on the left side of the plan.
- ENSUITE**: A bathroom attached to Bedroom 1, featuring a bathtub and shower.
- LAUNDRY**: A central room with a washing machine icon, used for laundry.
- BATHROOM**: A bathroom located between the laundry and Bedroom 2.
- BEDROOM 2**: A large bedroom on the right side of the plan.
- WARDROBE**: There are four wardrobes in total:
  - One in Bedroom 1.
  - One in the ensuite.
  - One in the hallway at the bottom center.
  - One in the hallway on the right side.
- STAIRS**: A set of stairs is located in the bottom right corner of the plan.

This floor plan shows a 3-bedroom house with a garage and a balcony. The layout includes a large lounge/diner area, a kitchen/breakfast room, a utility room, a garage, and a sitting room. The entrance hall features a staircase leading to the upper floor. The bedrooms are labeled Bedroom 1, Bedroom 2, and Bedroom 3. The bathroom is labeled Bathroom 1. The plan also shows a vestibule, a cloakroom, and a cupboard. The balcony is located off the lounge/diner area.

**Rooms and Features:**

- BALCONY
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CUPBOARD
- GARAGE
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM 1
- ENTRANCE HALL
- SITTING ROOM
- VESTIBULE
- CLOAKROOM

**PRICE £579,950**



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Presenting an extraordinary opportunity to acquire this architect-designed split-level detached family home, available for sale for the first time since its construction in 1984. Situated within the exclusive Lavorrick Orchards, a small and peaceful cul-de-sac development on the edge of the village, this property enjoys the perfect balance of accessibility and tranquility. With easy access to the village and harbour—without needing to navigate the often busier village roads during the summer—this location offers unparalleled convenience.

The thoughtfully designed interior includes an inviting entrance lobby leading to the galleried main hall, a stunning living room with a balcony ideal for enjoying the scenery, a versatile sitting room (or fifth bedroom), and a study/third bedroom. Additional features include a cloakroom, a utility room with access to the integral garage, and a well-equipped kitchen/breakfast room. Downstairs, there are two spacious double bedrooms, one of which is the primary suite with an en suite, a wardrobe, and a laundry room. A family bathroom completes the accommodation.

This unique home effortlessly combines comfort, design, and a sought-after location, making it a rare opportunity for family living. Don't miss the chance to make this exceptional property your own!

**Entrance Lobby**  
Step inside through the elegant composite door with side screen, leading into the welcoming lobby. From here, a charming archway invites you into the impressive galleried main hall, creating a grand sense of space and light. The area is enhanced by the addition of a radiator, ensuring warmth and comfort all year round.

From this unusually spacious main hall you can access the living room, kitchen, sitting room and bedrooms 3 and 4. The central staircase gracefully descends to the lower ground floor hall, creating a natural flow to the living spaces.

The space is finished with ceramic tiled flooring and walls, offering a sleek and modern touch. A front-facing window, complete with a built-in blind, ensures both natural light and privacy. The vanity unit, featuring convenient storage below, adds practicality, while the low-level W.C. and towel radiator complete this well-appointed area with both functionality and style..

3.88m x 3.5m (12' 9" x 11' 6") The bedroom is bright and inviting, featuring a large front-facing window that floods the space with natural light. A panel radiator ensures warmth and comfort, while two generously sized built-in wardrobe cupboards provide ample storage.

3.06m x 1.41m (10' 0" x 4' 8") The area is finished with a durable ceramic tiled floor and features a practical worktop, complemented by a range of high-level storage options for added convenience. A door provides seamless access to the integral garage, enhancing the functionality of the space.

7.64m x 4.85m (25' 1" x 15' 11") This is a stunning, bright, and spacious room that offers charming views over the village and the picturesque valleyside beyond. Patio doors open onto a balcony, beautifully finished with limed wood-effect composite decking and a sleek combination of stainless steel and glass. The space is enhanced by two radiators for comfort, a characterful brick open fireplace with a wooden mantel (currently capped off in the roof space but can be reinstated if desired), and two wall lights that add a soft ambience. A rear-facing window floods the room with natural light, and a door provides convenient access to the kitchen, making this an ideal space for both relaxation and entertaining.

4.72m x 3.44m (15' 6" x 11' 3") The kitchen is both stylish and functional, featuring a radiator and a large range of grey-fronted base units and high-level cupboards, all complemented by sleek satin door furniture. A convenient peninsula unit provides additional storage with cupboards below. The space is well-equipped with a built-in Belling double oven, a Belling five-ring hob with an extractor, and Miele dishwasher, ensuring modern convenience. The granite-effect work surface adds a touch of sophistication, while a rear-facing window offers stunning views, making this kitchen a delightful place to cook and gather. A door leads seamlessly through to the hall, enhancing the home's flow.

3.24m x 2.76m (10' 8" x 9' 1") This versatile room can serve as Bedroom 4 or a dedicated study space. It features a panel radiator for comfort and a side-facing window that brings in natural light, creating an inviting and functional area tailored to your needs.

4.13m x 2.94m (13' 7" x 9' 8") This versatile room, ideal as a Sitting Room or Bedroom 5, is cozy and inviting. It features a radiator for comfort, a front-facing window that allows natural light to pour in, and three elegant wall lights that create a warm ambience. A decorative fireplace adds a charming focal point, making the space both practical and stylish for various uses.

A spacious airing cupboard houses a factory-lagged hot water cylinder, ensuring excellent heat retention. It is complemented by a range of fitted storage units, providing ample space for organizing linens and other household essentials.

2.4m x 1.79m (7' 10" x 5' 10"). The laundry room is both practical and well-equipped, featuring a durable ceramic tiled floor. It provides ample space and plumbing for both a washing machine and tumble dryer, along with a convenient worktop and high-level cupboards for additional storage. A sink unit adds functionality, while the rear-facing window and door allow natural light and easy outdoor access. The panel radiator ensures the space remains warm and comfortable.

4.83m x 2.98m (15' 10" x 9' 9") This room is accessed through a welcoming lobby measuring 2.31 x 1.3, featuring a practical range of low-level storage units. The lobby leads into the main bedroom area, which provides access to a dressing area equipped with both built-in double and single L shaped wardrobes. From here, the en suite shower room is conveniently reached. The bedroom is well-lit with two wall lights and two pendant lights, complemented by a selection of fitted wardrobe cupboards for ample storage. A rear-facing window allows natural light to fill the space, while an electric radiator ensures cosy warmth throughout.

1.7m x 2.11m (5' 7" x 6' 11") This modern en suite is fitted with a sleek white suite, including a vanity unit with built-in storage for convenience. It features a shower cubicle equipped with a reliable Mira Sport electric shower, a low-level W.C., and a downflow heater for added comfort. A heated towel rail adds a touch of luxury, while the rear-facing window allows for natural light. The walls are partially tiled for a clean and contemporary finish, and an extractor ensures proper ventilation.

2.35m max x 2.21m (7' 9" x 7' 3") The bathroom is elegantly finished with a tiled floor and partially tiled walls for a sleek and modern look. It features a vanity unit with storage below, a low-level W.C., and a panelled bath complete with an electric shower overhead for convenience. A towel radiator, together with a downflow heater adds a touch of warmth and luxury, while a shaver socket ensures practicality for everyday use.

4.83m x 2.70m (15' 10" x 8' 10") This bright and welcoming room features a large window that overlooks the garden, filling the space with natural light and offering delightful views. A built-in wardrobe cupboard provides ample storage, while a radiator ensures comfort and warmth throughout the year.

The property includes a practical loft, conveniently accessed via the main hall with a built-in drop-down loft ladder . This versatile space is part-boarded and equipped with both power and lighting, making it ideal for additional storage or potential use as a functional workspace.

6.2m x 2.9m (20' 4" x 9' 6") The garage is equipped with a convenient remote-controlled door and features a side-facing window that lets in natural light. It is well-fitted with an extensive range of storage cupboards and shelving, providing ample space for organization. With power and lighting installed, the garage is both practical and functional. A door leads directly into the utility room, adding to the home's ease of use and accessibility.

To the front of the property, a spacious brick-paved hardstanding area provides parking for approximately five vehicles. Pathways on both the left and right sides offer convenient access to the rear of the property. The rear garden is a true highlight, featuring a large paved patio that leads to an expansive, level lawned area—perfect for outdoor gatherings or relaxation. Adding to its charm is a small sunken garden and two raised shrub beds, all beautifully arranged to complement the space. The garden enjoys a desirable Southerly aspect, offering stunning views over the village and valley, with the picturesque Heligan Woods as a breathtaking backdrop.