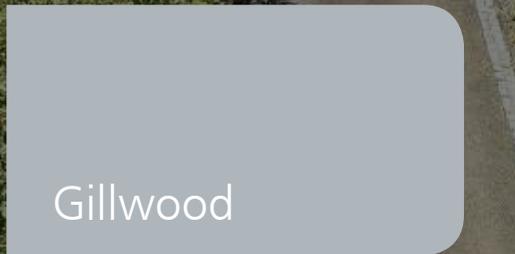




**STAGS**



Gillwood

# Gillwood

Two Waters Foot, Liskeard, PL14 6HR

Liskeard 7 miles Bodmin (A30) 7 miles Plymouth 25 miles

- Frontage to River Fowey and Warleggan River
- 3 Reception Rooms and Conservatory
- 6 Bedrooms
- 4 Bathrooms
- Kitchen/Breakfast Room
- Detached 2 Bedroom Self-Contained Cottage
- Decked Terrace Patio
- 12.5 Acres in Total

**Guide price £625,000**

## SITUATION

Situated at the end of a private driveway (shared with 4 other properties) and surrounded by its own woodland grounds. The A38 offers convenient commuting east to Plymouth, or west to Bodmin and the A30. Bodmin Parkway mainline railway station is 3 miles away and links to the mainline station at Liskeard serving London Paddington (via Plymouth). International airports can be found at Newquay (20 miles) and Exeter (68 miles), with a cross channel ferry service at Plymouth. The towns of Liskeard and Bodmin are equal distance and offer a comprehensive range of amenities including doctors, dentists and veterinary surgeries, leisure centre and supermarkets. The picturesque South Cornish coast is 12 miles from the property with extensive sandy beaches and interesting fishing villages including Looe, Polperro and Fowey.

## DESCRIPTION

An impressive detached residence currently offering part-residential and part-commercial potential. The 2 bedroom cottage is an ideal opportunity for those wishing to create a supplemental income, and the current bed and breakfast business could be continued to support that. Alternatively, the spacious accommodation in the main home offers potential for dual occupation or an extended family.

## ACCOMMODATION

Illustrated on the floorplan overleaf, the main accommodation briefly comprises an entrance hallway with stairs to first floor,



A beautifully presented house and detached cottage with surrounding woodland in the Glynn Valley





sitting room with feature fireplace housing woodburner, conservatory, dining room, study, utility room and cloakroom. The kitchen/breakfast room has a range of base and wall mounted units incorporating a double oven, gas hob with extractor over, integral dishwasher and fridge/freezer and inset stainless steel sink with mixer tap over. The ground floor also offers a double bedroom with en suite wet room.

The first floor landing has storage cupboards and doors to the master bedroom, with fitted wardrobes and an en suite bathroom, four further bedrooms (two with en suite shower rooms) and a family bathroom. Bedrooms 3 and 4 also have an interconnecting door giving the possibility for a family suite if required.

### GILLDENE

A detached self-contained cottage presented in excellent decorative order comprising an open plan kitchen/sitting room, two bedrooms (one with en suite shower room) and a bathroom. We are informed the cottage can be used for shorthold tenancies, if so required.

### OUTSIDE

The property is approached via a shared private access lane leading to the driveway and tarmac parking area for several vehicles. There is a covered car parking area which leads to the Garage 4.8m x 3.86m (15'9" x 12'8"). An extensive south facing decked patio terrace is ideal for al fresco dining and enjoying views over the property's surrounding woodland. In addition there is a small area of pasture paddock and an attractive, naturally fed pond. The property extends in all to 12.5 acres or thereabouts.

### AGENT'S NOTE

There is a bridleway at the beginning of the driveway which cuts through the woodland area to the south of the property.

### SERVICES

Mains electricity and water. Private drainage. Separate bulk oil fired central heating for both properties. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

### VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From Liskeard head west along the A38 towards Bodmin, passing through Doublebois. Approximately 0.75 miles after Trago Mills, take the right hand turning to St Neot and turn immediately left into the car park of the gastro pub, The Halfway House. Continue through the car park and into the private driveway which passes 4 properties and finishes at Gillwood. Map reference: OS Landranger Sheet 201:668/655.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

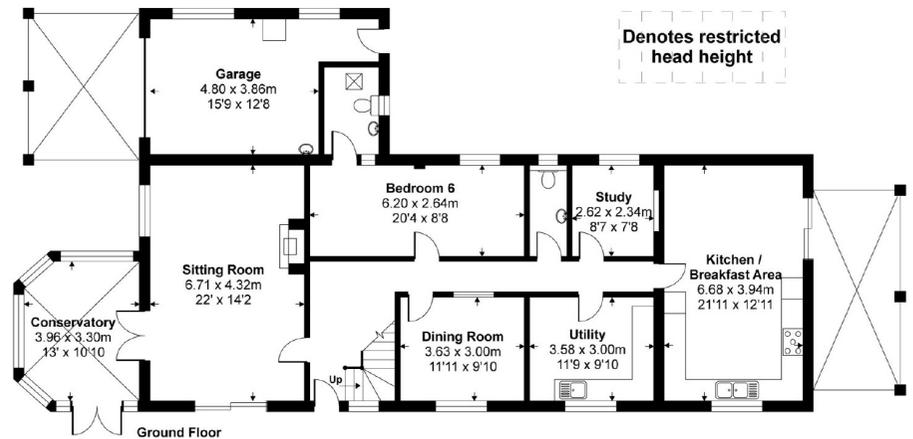
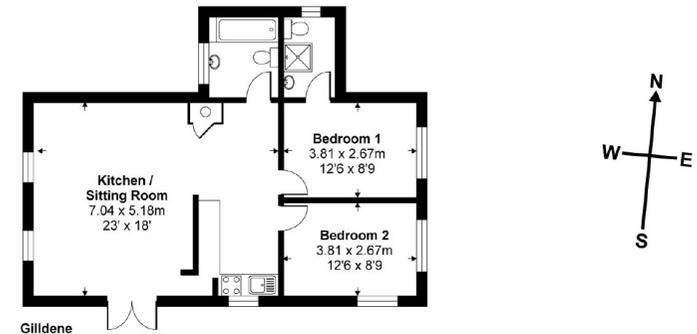
Kensley House, 18 Western Road,  
Launceston, Cornwall, PL15 7AS

Tel: 01566 774999

launceston@stags.co.uk

Energy Efficiency Rating		Current	Potential
250-400	<b>A</b>		88
201-250	<b>B</b>		
153-201	<b>C</b>		
105-153	<b>D</b>		
57-105	<b>E</b>		
29-57	<b>F</b>	58	
0-29	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area  
345.3 Sq Metres 3717 Sq Ft (Excludes Restricted Head Height, Includes Garage & Gilldene)



Copyright nichecom.co.uk 2017 Produced for Stags  
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale