

STAGS

Treverbyn Park

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Two Waters Foot, Liskeard, Cornwall, PL14 6HP

Liskeard 5.4 miles - Bodmin 7.8 miles - Looe 13.2 miles

A late 18th Century Cornish Cottage set amongst generous gardens with ample off road parking

- Quintessential Cornish Cottage
- Ample Off Road Parking
- Convenient Location
- Traditional Period Features
- Tenure: Freehold
- Generous Gardens/Orchard
- Three Double Bedrooms
- Kitchen/Diner
- Well Presented
- Council Tax Band: D

Guide Price £385,000

SITUATION

The property is situated in a valley setting surrounded by mature woodland to the rear and within easy reach of the A38 ensuring excellent communication links, providing convenient access eastwards to Plymouth and westwards to Bodmin and the A30. Bodmin Parkway mainline railway station lies approximately 4 miles distant, offering regular services via Liskeard to London Paddington. Newquay Airport (approximately 22 miles) and Exeter Airport (approximately 70 miles) provide air links, while a cross-channel ferry service operates from Plymouth. The nearby towns of Liskeard and Bodmin offer a comprehensive range of amenities, including schooling, medical and veterinary services, leisure facilities and supermarkets. The attractive South Cornish coast is also within easy reach, with its sandy beaches and popular coastal villages including Looe, Polperro and Fowey.

DESCRIPTION

A charming three bedroom detached cottage, situated within the sought-after Glynn Valley on the fringes of Bodmin Moor. Set within just over half an acre of gardens and grounds, the property enjoys attractive views across the surrounding valley. A private driveway leads to the cottage and provides ample parking for several vehicles.







The property is understood to have been constructed using traditional methods of the late 18th Century including natural stone under a slate roof. There are various windows of wooden and uPVC double glazing and a block with flat roof extension to the rear.

ACCOMMODATION

The accommodation is presented in good order throughout having undergone various different home improvements by the current owners. The kitchen/breakfast room is fitted with a range of wall and base units with drawers, along with an oil-fired Rayburn providing hot water and cooking facilities, along with various space and plumbing for white good in both the kitchen and utility room. There is a useful pantry and in the utility room, an additional cloakroom with WC. A large reception room allows space for additional dining furniture to one end with a traditional fireplace and woodburning stove. There is an additional burner to the opposite end with space for sitting room furniture and a central staircase to the first floor. The first floor has a split level landing with three double bedrooms all well proportioned and serviced by a family bathroom with separate WC.

OUTSIDE

The property is approached via a gated and gravel driveway which passes in front of the cottage and continues to a generous parking area, providing space for several vehicles. The gardens are arranged over varying levels, with a lower section laid mainly to lawn and bordered by a variety of established shrubs. The principal garden rises gently and is attractively planted with a selection of fruit trees, mature plants and shrubs, creating a pleasant and well-stocked setting. In addition, there is a useful stone outbuilding providing practical external storage and a covered area, located adjacent to the rear entrance of the property, offers additional sheltered storage space and enhances the property's overall versatility.

SERVICES

Main electricity. Private drainage via septic tank. Private water via borehole. Oil fired central heating. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Liskeard head west along the A38 towards Bodmin, proceeding through Doublebois. After passing Trago Mills, take the first right hand turning which is a single track lane. Continue up the hill for a short distance and the property's drive is the first on the left.

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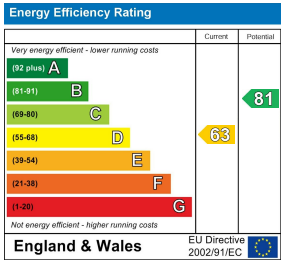






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Kensey House, 18 Western Road, Launceston, PL15 7AS

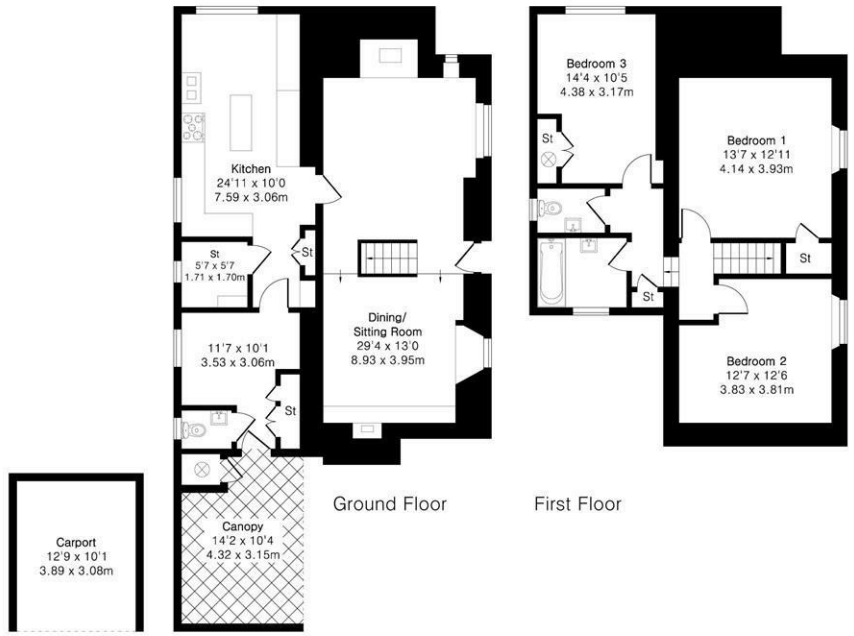
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Approximate Gross Internal Area 1464 sq ft - 136 sq m

Ground Floor Area 796 sq ft – 74 sq m

First Floor Area 668 sq ft – 62 sq m



For Identification only – Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.