



STAGS

Highfields

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Menheniot, Liskeard, PL14 3RE

Menheniot 1 mile Liskeard 5 miles Plymouth 16 miles

- Character Features
- No Onward Chain
- Sitting Room and Dining Room
- Kitchen/Breakfast Room
- Sun Room
- 4 Bedrooms
- Extensive Lawned Garden
- Double Garage and Separate Outbuilding

Guide price £450,000

SITUATION

The property is located near the village of Menheniot, which has a Post Office/general store, primary school, public house and places of worship. The main line railway station at Menheniot Station (approx. 1 mile) provides links to Plymouth and Truro. Liskeard is 5 miles from the property with doctors', dentists' and a veterinary surgery, together with places of worship, a leisure centre and secondary school educational facilities. Just over 1.5 miles away is the A38 link road with access to the city of Plymouth with superb shopping facilities, main line railway services to London Paddington and regular cross channel ferry services to northern France and Spain, as well as a deep water marina. The south east Cornish coast lies approximately 7 miles from the property, with numerous beaches and coastal paths. Bodmin Moor is to the north offering excellent outdoor pursuits and amenities.

DESCRIPTION

A substantial residence with generous living accommodation arranged over three storeys with a double garage, outbuilding and a large garden. The property would benefit from some cosmetic improvement.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: Boot room with a storage cupboard and door to the utility room which has a range of wall mounted units, sink, boiler and space and plumbing for appliances. The kitchen



An attractive, detached, 4 bedroom property in need of some modernisation with garden and outbuildings





has a range of wall mounted units and drawers, sink, four ring electric hob, integrated mid-height double oven, oil fired Rayburn, a fireplace housing a woodburning stove with stone surround and a door to the dining room with a gas fire. From here a door leads to the hallway with stairs to the first floor and a shower room with WC, wash hand basin and shower cubicle. The sun room is accessed from the hallway and has a solid roof and attractive feature stone wall. The sitting room has a gas fire with stone surround, beamed ceiling and patio doors leading to the garden.

The first floor landing has access to three bedrooms, two of which benefit from built-in storage and one benefitting from built-in bunk beds. There is also a fire escape which leads to a balcony with stairs down to the rear of the property. The family bathroom has a WC, wash hand basin, bath and an airing cupboard. The second floor comprises a further bedroom and bathroom with restricted head height.

OUTSIDE

To the front of the property, there is a gravelled parking area for numerous vehicles and a DOUBLE GARAGE with electric up and over door, power and light. There is also a further OUTBUILDING, currently split into three parts with power and light, which could offer a variety of uses. The extensive gardens at the property are predominantly laid to lawn and are surrounded by mature trees and shrubs with a greenhouse and an area of patio. There is an orchard located to the lower part of the garden with a stream boundary.

AGENT'S NOTE

There is a right of way across the top part of the drive for a neighbouring property to access the adjoining land.

SERVICES

Mains electricity. Private shared water. Private drainage. Oil fired central heating. LPG supply to gas fires in sitting room and dining room. 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, take the A390 towards Callington and turn right signposted Pengover and Menheniot. Follow this road for approx. 2 miles and take the second right signposted Menheniot. After a short distance, the property can be found on the left hand side, clearly identified by a Stags For Sale board.



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
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		

