



The Cottage, Rosevale Farm

Guide Price £280,000

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Offered to the market CHAIN FREE. Experience modern comfort with cottage charm in this spacious three/four bedroom semi-detached home, positioned just off the A38. With versatile accommodation to the ground floor and stunning views across the valley on the first, this home is ideal for growing families, those working from home or multi-generational living alike.

THE PROPERTY

Situated just off the A38, this beautifully presented and recently redecorated semi-detached home offers expansive and versatile accommodation measuring over 1,200 sqft.

The accommodation comprises an entrance hall with a WC, which flows into the living room to the left with the dining area and kitchen off to the right hand side. The ground floor also boast a functional third double bedroom or large office/hobby room.

On the first floor there are two double bedrooms, with built in storage, and a single room which could fit a cot or be used as an office. The four piece bathroom suite services the property.

THE OUTSIDE

The courtyard garden is of low maintenance, but offers a great space for potted plants.

Just down from the driveway is an additional garden space which could be used for various activities.

Benefits include oil central heating, double glazing, and parking for approximately three cars.

THE PROPERTY

Within easy reach of the A38, a direct link to Plymouth city centre and Cornwall, Menheniot is a well-catered for popular village that offers amenities including a thriving combined local shop and post office, primary school, church, and public house. The property itself is positioned a short walk from the A38 Menheniot Bus Stop and a 5 minute walk from the mainline train station linking with Liskeard, Plymouth and beyond.

Local market town Liskeard is just 4 miles approx. and offers a wider range of retail amenities to include shopping and banking facilities, a sports centre, primary and secondary schooling.

Mainline railway links from London Paddington to Penzance can be accessed conveniently both at Liskeard and Menheniot's neighboring hamlet Lower Clicker.

FAQS

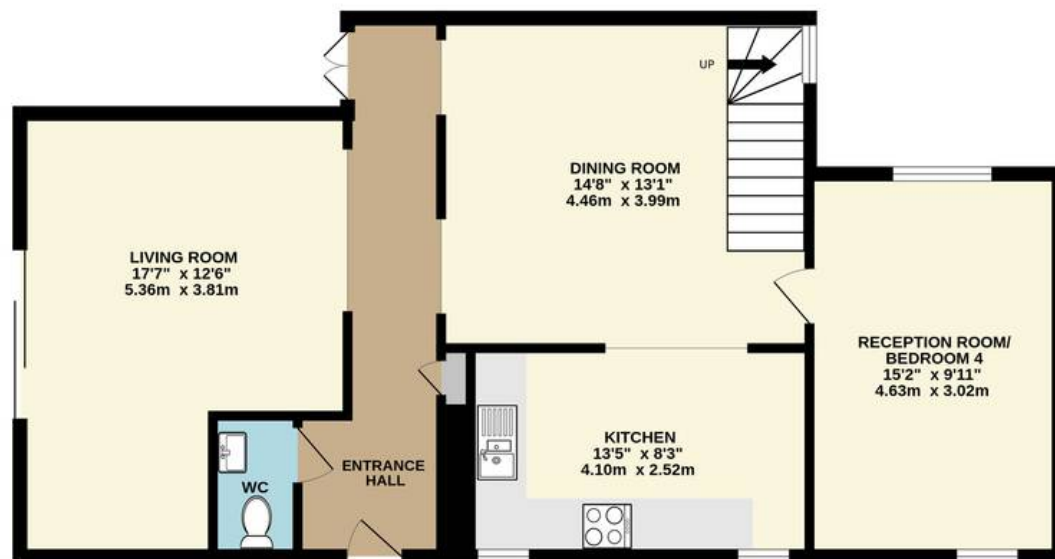




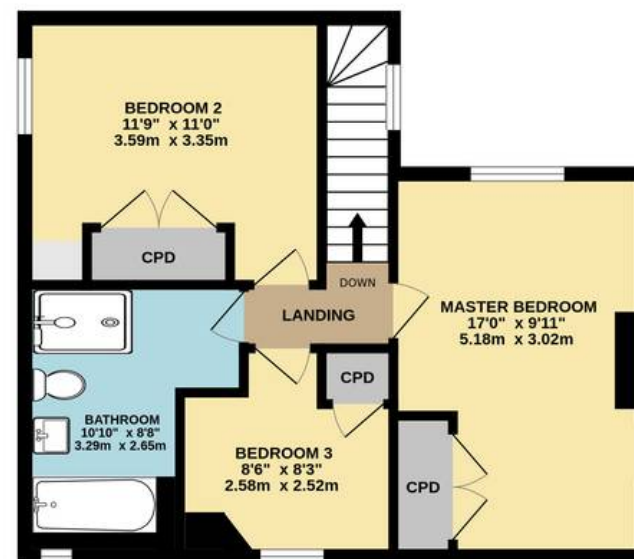
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GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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