



9 Tregonhay Cottages, Upton Cross

Offers Over £285,000

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THE PROPERTY

This delightful cottage, spanning 1,249 sq. ft., offers both charm and practicality. Externally, it provides convenient parking for two cars, a well-maintained front enclosed patio ideal for outdoor relaxation, and a detached garden perfect for gardening enthusiasts or additional outdoor space.

Inside, the accommodation is spacious and thoughtfully designed. The well-equipped 17' kitchen offers ample room for storage and cooking. The property boasts three generous double bedrooms, with the master bedroom benefiting from its own private en-suite shower room, creating a peaceful retreat within the home. The 15' sitting room, complete with a feature fireplace, offers a cosy atmosphere for relaxation, while the 12' dining room provides the perfect setting for family meals and entertaining guests.

Additional features include a well-appointed family bathroom, offering comfort and convenience for all residents, and a welcoming front porch that adds to the home's overall charm. With its combination of modern amenities and traditional character, this cottage presents an ideal living environment for those seeking both comfort and style.

THE OUTSIDE

The property features a detached garden with a variety of mature bushes, shrubs, and trees, along with a well-maintained lawn. The boundaries are defined by feather-edged fencing on both the rear and side aspects. The garden also includes a wooden shed and a lean-to structure with a concrete base, providing extra storage. At the front of the property, a wooden security gate leads to an enclosed paved courtyard, complete with a wall-mounted light, an outdoor tap, and storage for oil.

THE LOCATION

Upton Cross is a rural village which is in an area of outstanding natural beauty on the fringe of Bodmin Moor. Within the village is a reputed primary School, Parish Church, village hall, public house, the nationally renowned Sterts Arts Centre and local cricket club at Minions. Nearby, Liskeard is a thriving market town located only 7 miles from the South Coast of Cornwall with its sandy beaches. Providing everyday town centre facilities, Liskeard also benefits from having a retail park, supermarkets, leisure centre with swimming pool, squash and tennis courts, a community hospital and both primary and secondary schools. A mainline railway station in walking distance of the town centre has a branch line to Plymouth. Also the A38 and A30 are easily accessible with direct access to Plymouth. Exeter and further into Cornwall.

FAQS

Services – Mains electricity, water and private drainage (cess pit) and heating - Oil

Council Tax Band - C

Vendors position – Buying on.

SatNav Reference – PL14 5AZ

Agents Note - The property benefits from a detached garden where you have a right of access to and to the rear of the property. An attached outbuilding has communal access to the development for access to electricity meters, this outbuilding is attached to the rear of the property.

Agents Note - We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

Agents Note. The property benefits from a double car parking bay adjacent to the detached garden. We believe there is a covenant in place preventing Vehicular parking directly outside the cottage.

DIRECTIONS

From Liskeard take the B3254 signposted St Cleer and Launceston. Proceed along this road bearing right and continue for approximately eight miles passing Bodmin Moor at Pensilva and Caradon Hill on your left. Continue through the village of Upton Cross and take the turning for The Caradon Inn public house. Take the lane behind the pub which opens up to a complex of properties where 9 Tregonhay can be found almost directly in front.

What3Words/// - [tramps.stated.mailings](https://www.what3words.com/)



GROUND FLOOR
745 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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