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HILL HOUSE TREFANNY HILL, DULOE, LISKEARD, CORNWALL, PL14 4QF

OFFERS IN EXCESS OF £450,000





UNSPOILT WEST LOOE RIVER VALLEY SETTING - A classic, south facing Cornish cottage with annexe wing, currently successfully used for holiday letting, successfully blending contemporary chic with traditional warmth and character. About 1561 sq ft, 22' Open Plan Living Room/Kitchen, Various Craftsman/Original Features, 3 Bedrooms (1 Ensuite), Family Bathroom, S/C Annexe Wing with 24' O/P Living Room/Kitchen, King Size Bedroom (Ensuite), Ample Parking, Extensive Gardens, Rural Views, Sleepy Rural Hamlet Close to the Coast.

PELYNT 1.5 MILES, DULOE 3 MILES, LOOE 5 MILES, PLYMOUTH 7 MILES, FOWEY 7 MILES

LOCATION

The property lies in a peaceful and prized rural hamlet in a secluded yet accessible rural location approximately 1.5 miles from the self contained village of Pelynt which has village shops, butchers, post office, garage, well respected public house and church catering for most day to day needs. A regular bus service through Pelynt provides convenient connections with Liskeard, Looe and Polperro. Footpaths and bridleways lead directly from the hamlet into the stunning landscape of the West Looe River Valley, presenting wonderful opportunities for nature lovers and outdoor pursuits.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. Looe has a branch line railway providing a useful commuting link via mainline trains at Liskeard (Plymouth to London Paddington 3 hours). The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock.



DESCRIPTION

Hill House comprises a south facing detached cottage which has been improved in recent years. Care has been taken to retain the atmosphere and charm of the original cottage with exposed beams and stonework effortlessly blending with contemporary features to create the perfect property whether as a primary residence or second/holiday home. Craftsman and modern features include full Iroco double glazed sash windows, oil fired central heating, oak and slate flooring.

The versatile layout provides flexibility with the main cottage (Tren Grove) having a fabulous 22' open plan living room and well equipped kitchen, there are two fireplaces one with Woodwarm wood burner the other is ornamental with original timber lintel and cloam oven, this room has a sunny south aspect with distracting views over unspoilt countryside. The well designed kitchen incorporates a cooker/grill, induction hob, microwave, washer/dryer, dishwasher and fridge/freezer. There is also a family bath/shower room on the ground floor. At first floor level there are three bedrooms, one of which has an ensuite shower/wc. Once again fine views can be enjoyed across the rural landscape.

The annexe wing (Trevenna) again comprises an 24' open plan living room/kitchen, this wonderful room oozes character with a vaulted ceiling and French doors opening to the terrace. The fireplace houses an AGA wood burner and the kitchen incorporates a cooker, grill, induction-hob, extractor hood, washer/dryer and fridge/freezer. The fabulous king size bedroom has a stable type external door and feature arch window together with an ensuite bath/shower room.

Whilst the property suits owner occupation with the annexe wing being used for letting or indeed for multi-generational living it should be noted that both the main house and the annexe wing have both been used as successful holiday lets capitalising on the tranquil, yet accessible location on the coastal hinterland.



OUTSIDE

The property is approached over a no through lane to a gravelled parking area with garage/workshop. The lawned gardens have established trees and shrubs with a south aspect over open farmland. The gardens provide privacy and seclusion and are configured in such a way as to allow the cottage and annexe to be enjoyed independently.

EPC RATING - HOUSE=E, ANNEXE=D, COUNCIL TAX - E

DIRECTIONS

Using Sat Nav - Postcode PL14 4QF - we recommend approaching from the B3359 Pelynt/Looe Road.







Tren Grove, Duloe, Liskeard, PL14

APPROX. GROSS INTERNAL FLOOR AREA 1561 SQ FT 145 SQ METRES (EXCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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