

SCOTT  
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

# GELLY BUNGALOW EAST TAPHOUSE, LISKEARD, PL14 4NH

GUIDE PRICE £585,000







LISKEARD 4 MILES, DOBWALLS 2 MILES, LOOE 11 MILES

#### LOCATION

The property is situated with convenient access to the A38 and the amenities of Dobwalls and Liskeard. Dobwalls has the usual village facilities including shop/post office, public house, church and primary school. Market town facilities can be found in Liskeard including a wide range of shopping, educational and recreational facilities together with a sports centre and mainline railway station (Plymouth to London Paddington 3 hours).

The city of Plymouth lies within commuting distance where there is also excellent shopping facilities and a car ferry providing a regular service to France and Northern Spain. The beautiful South Cornish coastline lies approximately 11 miles distant. Golf is available at Bindown, near Looe, and also the spectacular waterside course at Portwrinkle together with the internationally renowned course at St Mellion with its additional leisure facilities. Boating, sea fishing and other watersports are available all along the South Cornish coast.

The surrounding beautiful countryside of South East Cornwall provides further leisure opportunities including walking and horseriding with a wide network of footpaths/bridleways in the nearby West Looe River Valley and the open moorland of Bodmin Moor only 6 miles.





## DESCRIPTION

A detached country property, located in a glorious position within 1 acre of generous gardens and paddock . Sitting Room with wood burner, Kitchen, Utility, Conservatory, 4 Bedrooms, Master with en suite, Bath/Shower Room, Private Driveway Parking, Established Gardens, Car Port & Paddock.

Gelly Bungalow has undergone significant renovation and improvement by the current owners. The property occupies a generous plot of about 1 acre providing a private and secluded environment yet only a short distance from local amenities. The property has been a wonderful family home, and its layout offers versatile living accomodation. The property has oil central heating and full double glazing.

The ground floor offers great family/entertaining space with a generous sitting room with oak flooring and underfloor heating, that opens into a lovely garden room with bi fold doors onto a decking area where views over the garden and surrounding countryside can be enjoyed. The kitchen is well equipped and there is a seperate utility room. There are also three double bedrooms and a family bathroom.

Upstairs there is a wonderful master suite with ensuite bathroom and dressing area, storage and a versatile space currently used as an office with open countryside views.











## OUTSIDE

The property is approached over a private entrance drive providing ample parking for several vehicles with a double car port, workshop, greenhouse and woodstore.

The gardens are a particular feature of the property extending to about 1 acre with a small paddock. From the gardens there are beautiful views of the surrounding countryside.

The colourful gardens are well established and comprise sweeping lawns, a greenhouse, a decking area perfect for alfresco dining and a pretty wildlife pond.

Solar panels- there are 40 panels, 16 on the car port and 24 in field, a 10kw system which bring in an annual income as well as providing electricity to the house.

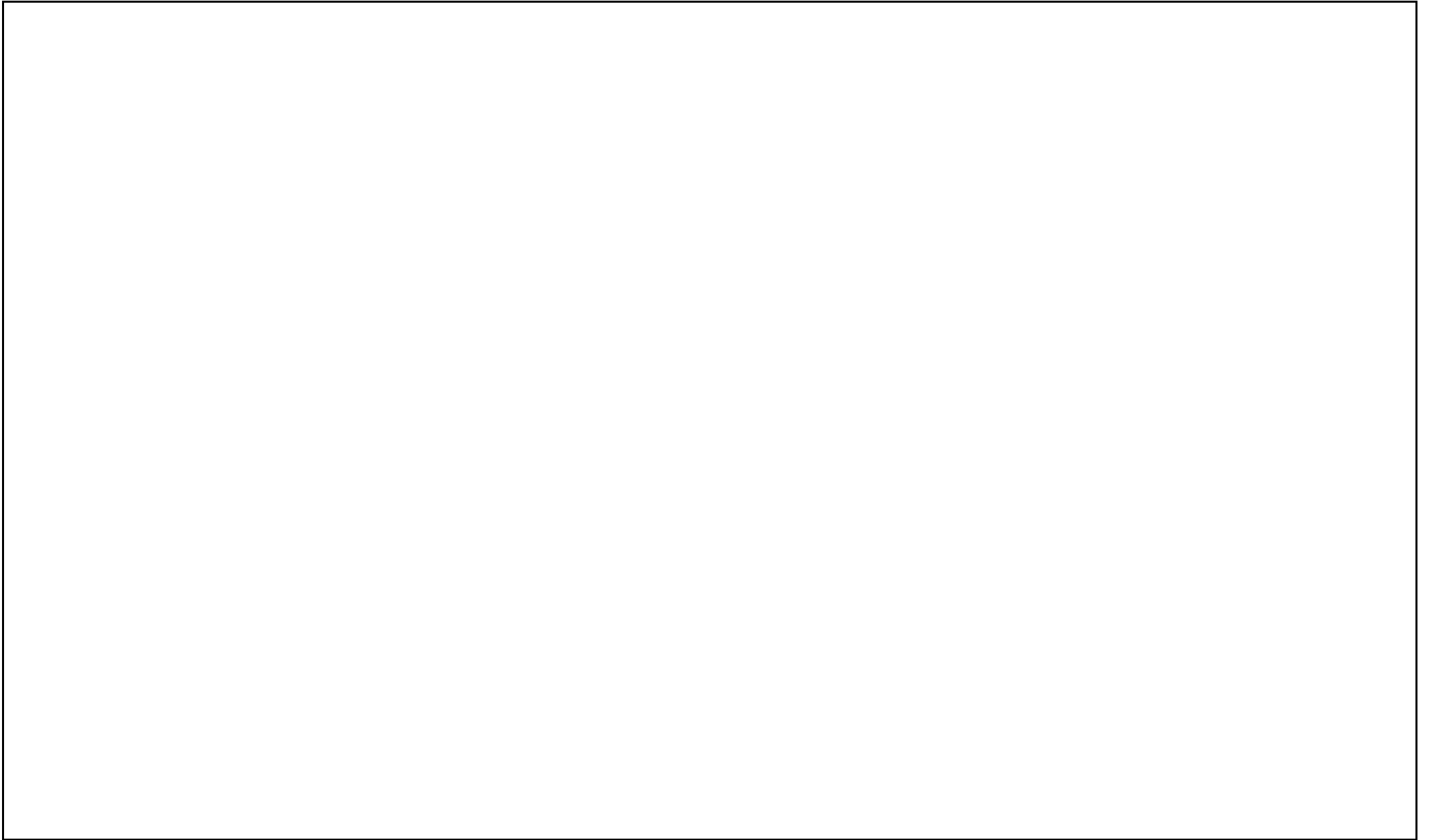
The property has private water and drainage.

EPC ORDERED COUNCIL TAX BAND A

## DIRECTIONS

Postcode- PL14 4NH





These particulars should not be relied upon.