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TREVOW TREVELMOND, LISKEARD, PL14 4LZ

PRICE GUIDE £500,000





On the edge of the beautiful West Looe River Valley, a south facing detached contemporary house set within generous level gardens. The property commands lovely rural views and offers spacious and thoughtfully laid out accommodation. About 1681 sq ft, Sitting Room, Kitchen/Dining Room, Laundry Room, 4 Double Bedrooms (1 Ensuite), 2 Bath/Shower Rooms, Driveway Parking, Gardens and Integral Garage.

LISKEARD 5 MILES, LOOE AND THE COAST 9 MILES, PLYMOUTH 23 MILES, TRURO 34 MILES, EXETER 63 MILES



## LOCATION

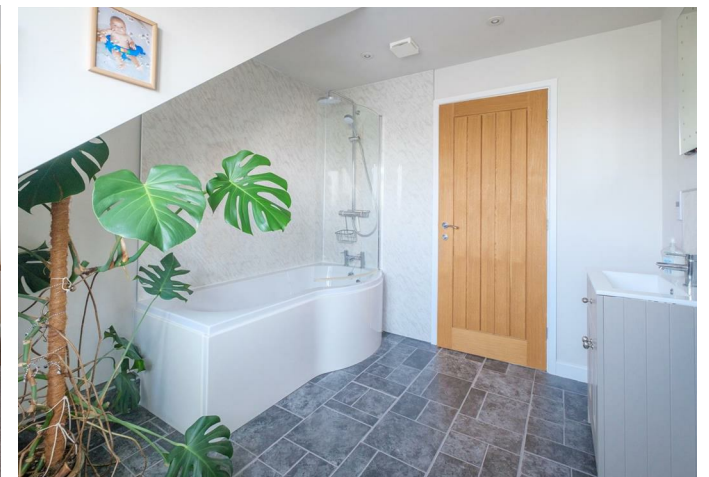
The property is quietly positioned in an accessible rural location on the edge of the village of Trevelmond and close to the unspoilt rural landscape of the West Looe River Valley. The village of East Taphouse (1.5 miles) has a petrol filling station with small shop and post office, community hall and primary school (rated "good" by Ofsted), similarly the village of Dobwalls (2 miles) offers a village shop/post office, public house and primary school.

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 branchline 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 (25 miles).

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.

The West Looe River Valley lies within a short walk and is renowned for its quiet lanes, footpaths and bridleways all providing unbridled opportunities for equestrians, nature lovers and outdoor enthusiasts.







#### DESCRIPTION

Trevow comprises a detached contemporary house in a prized rural setting with a fine south outlook over the village and countryside beyond. Completed in 2017 by a reputable local builder, the property will be found to be well presented with thoughtfully laid out family accommodation and benefits from full double glazing together with oil fired central heating, this coupled with high levels of insulation provides an energy rating of C.

The accommodation extends to about 1681 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch to Reception Hall - 15' Sitting Room with wood burner and sliding patio door to terrace and garden - 21' Kitchen/Dining Room with double doors to Sitting Room providing fabulous family and entertaining space together with sliding patio door to terrace - Laundry Room providing access to the Integral Garage - 2 Double Bedrooms (one could be a Study if required) - Shower Room/WC - FIRST FLOOR - 18' Principal Bedroom with views and Ensuite Shower Room/WC - Further Double Bedroom again with views - Family Bath/Shower Room.

#### OUTSIDE

From the village road an entrance drive (in separate ownership but with right of way over) leads to a gated private and brick paved drive with ample parking and giving access to the integral garage.

The generous gardens have a sunny south aspect with level lawn and various trees and shrubs together with a paved patio and garden shed. In addition there are also productive vegetable beds.

EPC RATING - C, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage.

Broadband - Superfast Fibre Broadband, Mobile coverage - Likely.

#### DIRECTIONS

Using Sat Nav - Postcode PL14 4LZ



# Trevow, Little Park, Trevelmond, Liskeard, PL14

Approximate Area = 1681 sq ft / 156.2 sq m (includes garage & excludes void)

Garage = 158 sq ft / 14.7 sq m

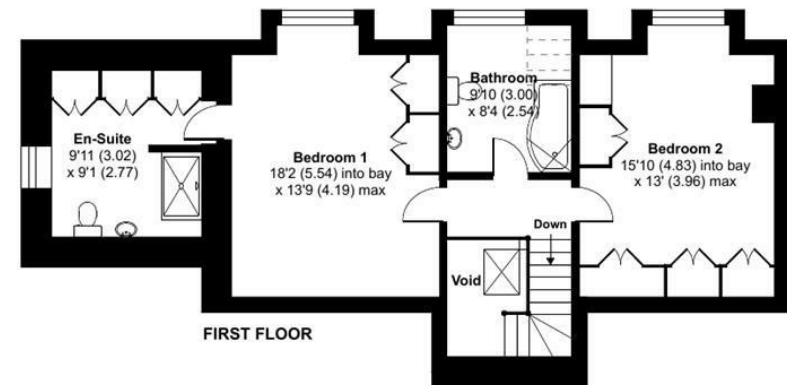
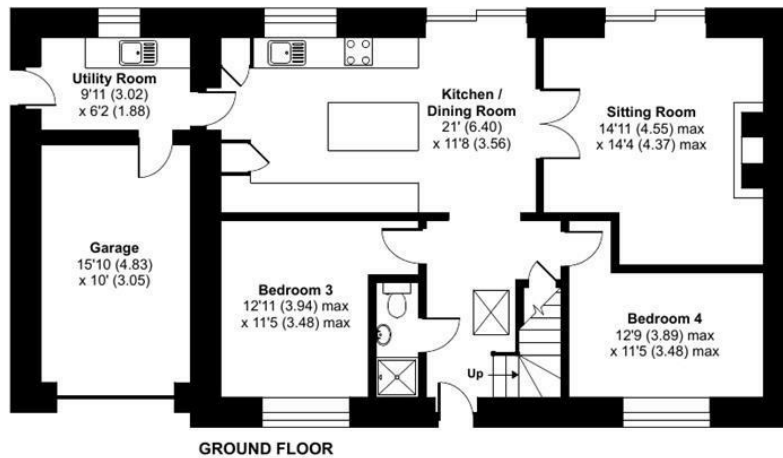
Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 1851 sq ft / 172 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1167425

These particulars should not be relied upon.