

SCOTT  
PARRY

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POLDHU MENHENIOT, LISKEARD, PL14 3QR

PRICE GUIDE £152,500







A spacious apartment with accommodation over three floors and centrally situated in this charming rural village. About 911 sq ft, 15' Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom, Attic Room, Laundry and Cloak/WC.

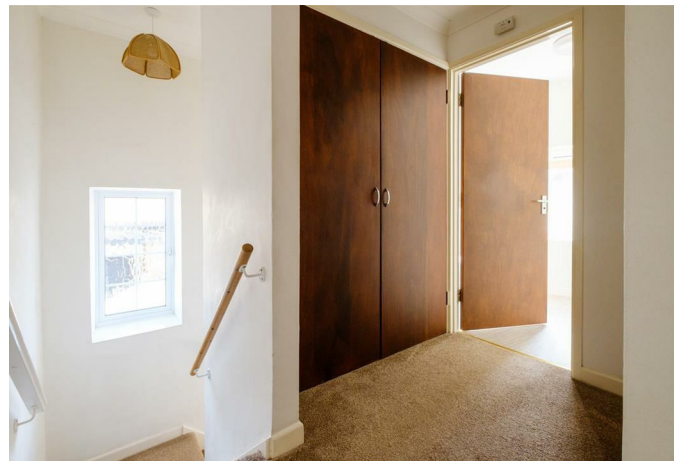
MENHENIOT RAILWAY STATION 1 MILE, LOOE AND THE BEACH 8 MILES, LISKEARD 3MILES, PLYMOUTH 17 MILES

#### LOCATION

Poldhu is conveniently situated in the centre of the popular rural village of Menheniot and only a moments walk from the various village amenities.

The village of Menheniot provides various facilities including church, chapel, excellent village primary school (rated "outstanding" by Ofsted), post office and village store, local inn, sports club and field providing tennis, cricket and football facilities. The main line railway may be accessed at Menheniot Station (approximately 1 mile) providing links to Plymouth and Truro and is especially useful for children attending schools further afield and, of course, as a commuter link (Plymouth to London Paddington approximately 3 hours).

The usual market town facilities can be found at Liskeard (4 miles) including a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities. The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth lies within commuting distance where there is an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.



## DESCRIPTION

Poldhu comprises a very spacious apartment with accommodation laid out over three floors, set in an historic stone built building formerly the post house for the village. The property benefits from full double glazing and mains gas central heating. The property is well suited to owner occupation or indeed use as a buy to let.

The well presented accommodation extends to about 911 sq ft plus the attic/loft of about 310 sq ft and briefly comprises -  
GROUND FLOOR - Reception Hall - Laundry Room and Cloakroom/WC - FIRST FLOOR - 15' Sitting/Dining Room - 11' Kitchen/Breakfast Room - 2 Double Bedrooms - Family Bath/Shower Room - SECOND FLOOR - 15' Attic Room - Walk in Loft providing useful storage.

EPC RATING - D, COUNCIL TAX BAND - A

SERVICES - Mains water, electricity, drainage and gas.  
Broadband - Ultrafast available. Mobile signal - indoor - limited - outdoor likely.

TENURE - The apartment/ maisonette is one of four in a block where each owner has a quarter share of the freehold and also holds a 999 year lease from 1994. The rent is £10 per annum but is not collected in practice. Posthouse Management (Menheniot) Ltd collect the service charge of £40 per month which covers insurance, accounting and external repairs.

## DIRECTIONS

Using Sat Nav - PL14 3QR







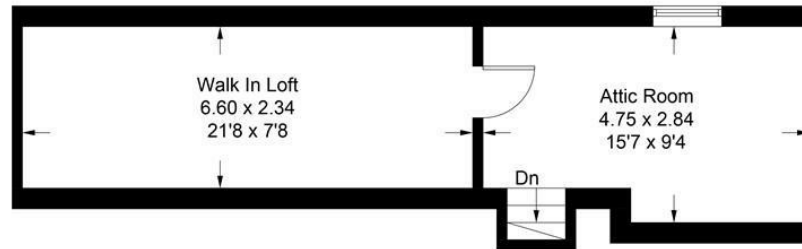


# Poldhu

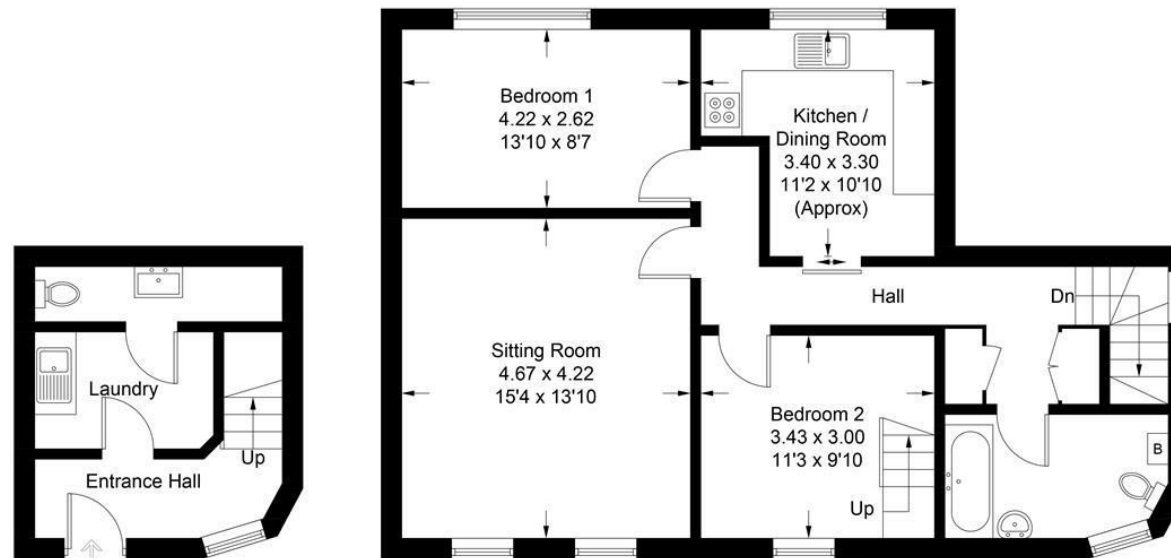
Approximate Gross Internal Area = 84.6 sq m / 911 sq ft

Attic = 28.8 sq m / 310 sq ft

Total = 113.4 sq m / 1221 sq ft



## Attic



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121475)

These particulars should not be relied upon.