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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

20 MANOR PARK, DULOE, LISKEARD, PL14 4PT

OFFERS OVER £500,000







A deceptively spacious detached house in this prized village setting with a fabulous south west aspect over unspoilt rolling countryside. About 2212 sq ft, Briefly comprising - Sitting Room, Snug, 22' Kitchen/Dining Room, 28' Balcony, 5 Double Bedrooms (1 Ensuite), Family Bathroom, Laundry Room, Conservatory, Driveway Parking, Large Garage, Solar Thermal, Established Gardens.

LOOE 4 MILES, PLYMOUTH 22 MILES, FOWEY 12 MILES, NEWQUAY INTERNATIONAL AIRPORT 28 MILES





## LOCATION

The property is quietly positioned in a fine location on the edge of the popular rural village of Duloe with its community shop, award winning local inn, primary school (rated good by Ofsted) and place of worship. A regular bus service provides convenient connections with Liskeard, Looe and Polperro.

Manor Park is an established and well respected residential setting comprising detached houses and bungalows on generous plots.

The area of Tremadart on the edge of the village is mentioned in The Domesday Book (1086) and Duloe has its own ancient stone circle listed as an ancient monument.

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.

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

Available on the open market for the first time in about 35 years, 20 Manor Park comprises a spacious detached house in a superb edge of village setting, designed with reverse accommodation to take full advantage of the sunny south west aspect, the house has level outside access from both floors. The property benefits from double glazing, mains gas central heating via a Worcester Bosch boiler and Solar Thermal supplementing the hot water.

The accommodation extends to about 2212 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch and door to Reception Hall - 18' Sitting Room with Snug off - 22' Kitchen/Dining Room - Cloakroom/WC - GARDEN FLOOR - 19' Principal Bedroom with Ensuite Shower Room and Conservatory off - 4 Further Double Bedrooms - Family Bathroom - Laundry Room with Box Room off.

#### OUTSIDE

A private driveway provides parking for 2/3 cars in turn leading to the large garage (274 sq ft). The gardens lie predominantly on the south west side of the house taking full advantage of the sunny aspect and the beautiful views with a 300 sq ft balcony providing a fine vantage point and excellent entertaining space direct from the sitting room and kitchen/dining room. The gardens are lawn with established shrub and flower beds.

EPC RATING - C, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity, drainage and gas.

Broadband - Superfast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

#### DIRECTIONS

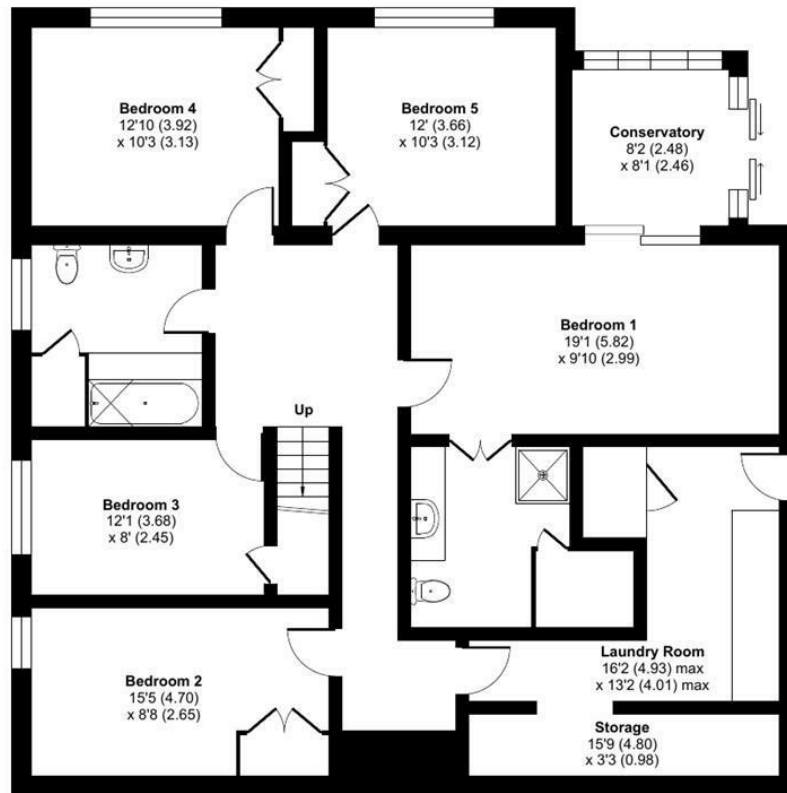
Using Sat Nav - Postcode PL14 4PT the property will be found on the right hand side.



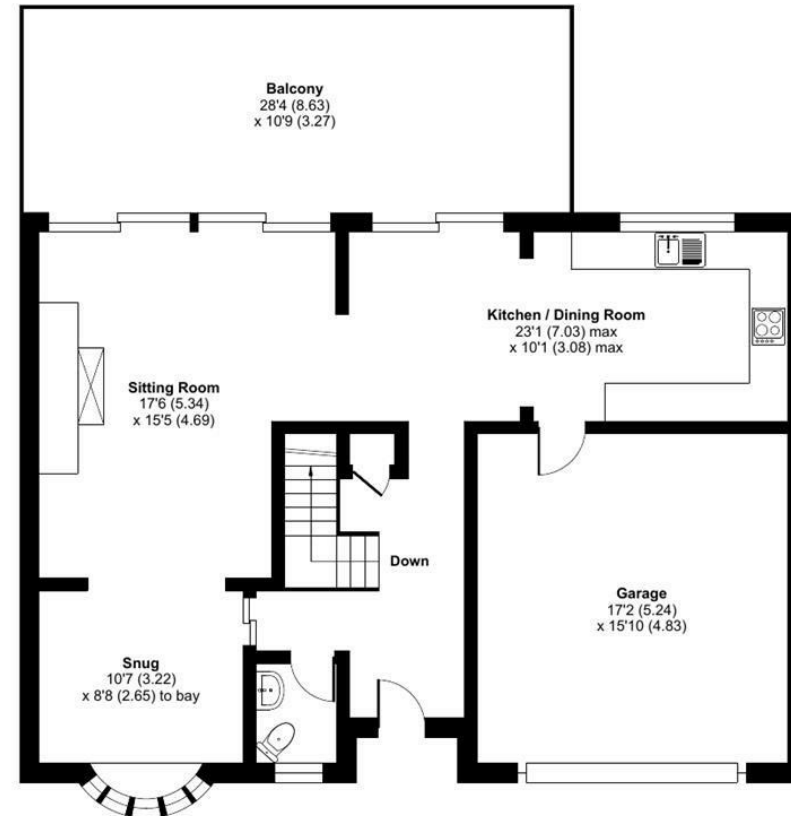
# Manor Park, Duloe, Liskeard, PL14

Approximate Area = 2212 sq ft / 205.5 sq m  
Garage = 274 sq ft / 25.4 sq m  
Total = 2486 sq ft / 230.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



**RAISED GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1204477

These particulars should not be relied upon.