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WILLOWHERB PENGOVER GREEN, LISKEARD, PL14 3NH

PRICE GUIDE £375,000





A newly converted barn of exceptional style and quality with energy efficient features, in an exclusive development of just three others in a peaceful rural setting. About 811 sq ft, Open Plan Living Room/Kitchen, 2 Double Bedrooms (1 with Ensuite Bath/Shower Room), Further Shower Room/WC, Laundry, Paved Sun Terrace, Garden, Parking for 3, Garage, 4.5kw Solar PV System.

MENHENIOT 1.5 MILES, LISKEARD - 1.5 MILES, LOOE AND THE BEACH - 10 MILES, PLYMOUTH - 21 MILES, EXETER - 56 MILES

LOCATION

The nearby village of Menheniot provides various facilities including church, chapel, excellent village primary school (rated "good" 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 2 miles) 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 including a range of shopping, educational and recreational facilities. The town of Saltash 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

Willowherb comprises a newly converted barn in a terrace of just three other new barn conversions, this small development is by the award winning Dart Developments Ltd who have a strong pedigree in delivering luxurious barn conversions that reflect the traditional style but incorporate the best of contemporary features, fixtures and fittings to create homes of immense comfort and style. The property benefits from a six year Professional Consultants Certificate.

Handsome mellow stone elevations with limestone pointing and black powder coated aluminum double glazed windows give way to the stunning interior with features including oak doors, Utah engineered oak flooring, underfloor heating via an air source heat pump, vaulted ceiling, System Six bespoke kitchen, 4.5 kw Solar PV system (battery and EV charger ready).

The accommodation extends to about 811 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - Laundry Cupboard - 35' Open Plan Living Room/Kitchen with dual aspect and vaulted ceiling - Double Bedroom - Shower Room/WC - LOWER GROUND FLOOR - Principal Bedroom with Sumptuous Ensuite Bathroom.

OUTSIDE

The shared private driveway leads to private parking for three cars. Garage with light and power connected. Communal Recycling/Bin Store.

The garden is enclosed on by traditional stone walling and timber fencing with paved sun terrace and lawn.

The communal areas and the shared private drainage will be managed by the four barns in this development with shared maintenance liabilities.

EPC RATING - B, COUNCIL TAX BAND - TBC

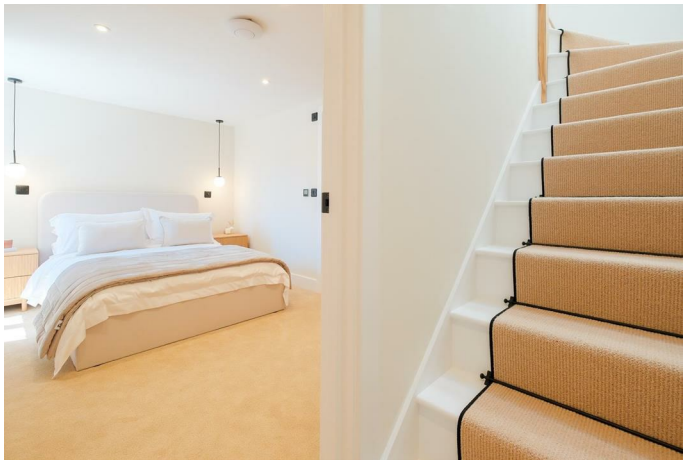
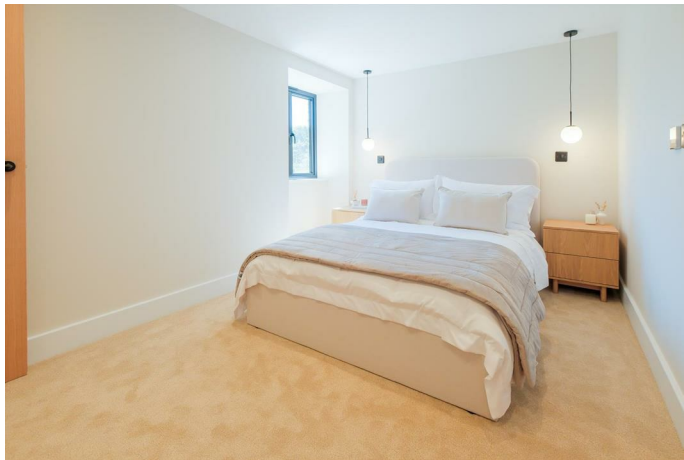
SERVICES - Mains water and electricity. Private drainage via a sewage treatment plant shared with three others.

DIRECTIONS

What3words - Opts,Kilts.Royal







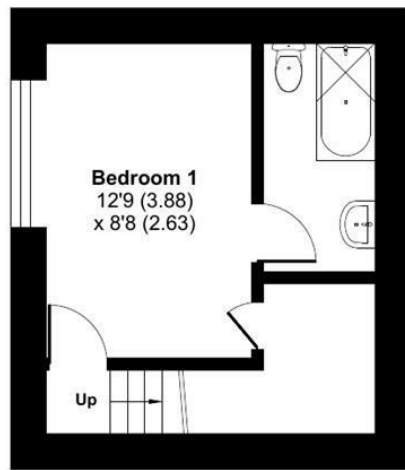
Willowherb, Liskeard, PL1

Approximate Area = 811 sq ft / 75.3 sq m

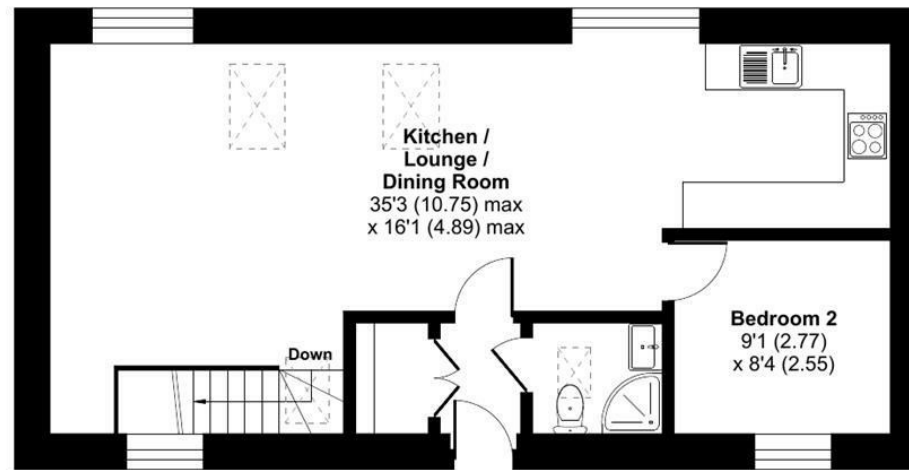
Garage = 182 sq ft / 16.9 sq m

Total = 993 sq ft / 92.2 sq m

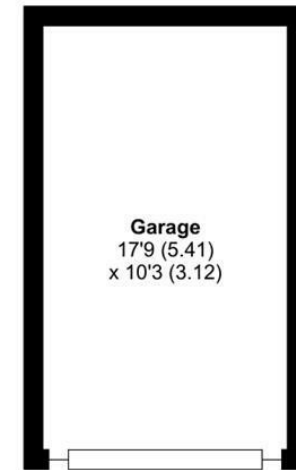
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Garage
17'9 (5.41)
x 10'3 (3.12)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1326474

These particulars should not be relied upon.