

SCOTT
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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

5 SUNNYSIDE DODDYCROSS, LISKEARD, PL14 3SP

PRICE GUIDE £170,000





LOCATION

5 Sunnyside is set in the tiny rural hamlet of Doodycross within unspoilt open country between the villages of Tideford and Menheniot. This is a prized and convenient rural setting with straightforward access to the village amenities and the A38.

The nearby village of Menheniot provides various facilities including church, chapel, excellent village primary school, 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 3 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). Further amenities are available at both Tideford and St Germans with the latter centred around the historic Port Eliot Estate and with a sailing club on the River Lynher.

The usual market town facilities can be found at Liskeard (6 miles) including a range of shopping, educational and recreational facilities. The town of Saltash (8 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 day spa and 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 with regular ferry crossings to France and Spain.



DESCRIPTION

5 Sunnyside comprises a terraced cottage which will be found in need of renovation and modernisation. Given the nature and condition of the property prospective purchasers are advised to make their own enquiries regarding the functionality of any of the fixtures, fittings and services, in addition it should be noted that the client intends to sell the property as seen including the contents. The property has original features and presents the opportunity to create a lovely traditional home.

The accommodation extends to about 736 sq ft and briefly comprises - GROUND FLOOR - Sitting Room - Kitchen/Dining Room - Bathroom - FIRST FLOOR - 2 Double Bedrooms.

OUTSIDE

A driveway provides parking for one car and leads to the garage. From the parish road a pedestrian path leads to the garden which is enclosed, has a sunny south aspect and backs onto open fields with lovely views over farmland. Within the garden there are two useful outhouses. A short distance from the property there is a further stone built outbuilding providing useful storage. A pedestrian right of way exists in favour of the neighbouring cottages.

EPC RATING - G, COUNCIL TAX BAND - B

SERVICES - Mains water, electricity and private drainage. Broadband - Ultrafast available, Mobile Signal - variable in-home, good outdoor.

DIRECTIONS

Using Sat Nav - Postcode - PL14 3SP







Sunnyside, Doddycross, Liskeard, PL14

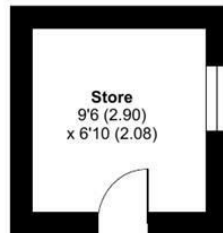
Approximate Area = 736 sq ft / 68.4 sq m

Garage = 150 sq ft / 13.9 sq m

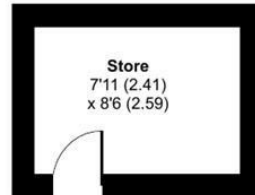
Outbuildings = 195 sq ft / 18.1 sq m

Total = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



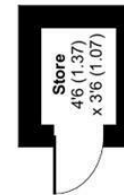
OUTBUILDING 1



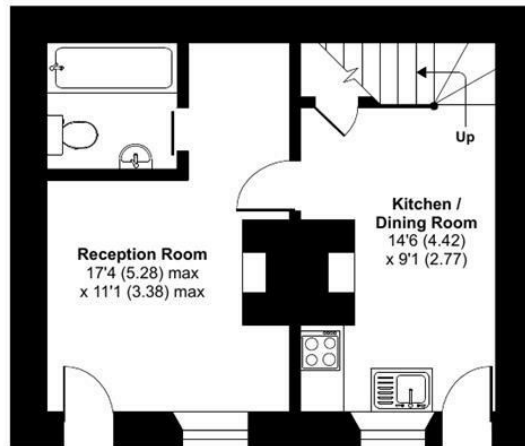
OUTBUILDING 2



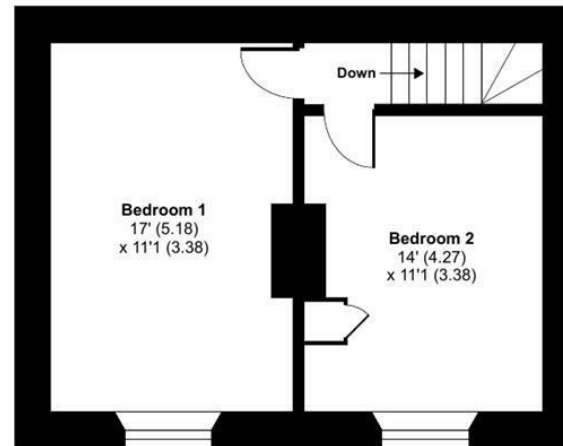
OUTBUILDING 3



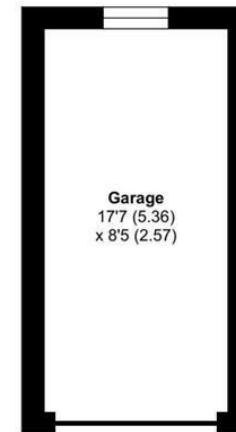
OUTBUILDING 4



GROUND FLOOR



FIRST FLOOR



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: 1320538

These particulars should not be relied upon.