



Offers in Excess of £310,000 - Freehold
Pensilva, PL14 5NL

AN OPPORTUNITY TO PURCHASE A PROPERTY IN NEED OF UPDATING WITH A BUILDING PLOT WITH PLANNING PERMISSION FOR A DETACHED BUNGALOW AND DOUBLE GARAGE The main house has the former butchers shop, Dining room, Sitting room, Hallway, Bathroom and Kitchen on the ground floor. Landing, 3 Double Bedrooms and Shower room on the first floor. Would make an ideal project or for extended family occupation.

Outside there are Gardens and Parking and the gardens are enclosed with walling, gateway and natural hedging. Planning reference via Cornwall Council - E2/06/001117/FUL.



Situation:-

The property is located within the moorland village of Pensilva which offers a good range of local facilities to include a shop, church, primary school, community centre and modern health centre. For more comprehensive amenities the towns of Liskeard and Callington are within driveable reach. A number of countryside walks can easily be accessed and a train station can be located at Liskeard.

Old Butchers Shop:- 13'0" (3.96m) x 14'5" (4.39m)

Entrance door with glass panels gives access through to the Old Butchers Shop. This can be adapted for individual needs, sink unit with splashback, encased windows to the front elevation. Under stairs storage cupboard, internal door leads to:-

Landing:- 2'10" (0.86m) x 4'1" (1.24m)

From the dining room, door gives access through to the stairs rising to the first floor and landing. Access through to the bedrooms and shower room. Loft access.

Bedroom 1:- 9'11" (3.02m) x 13'0" (3.96m)

Double bedroom with window to the rear elevation, radiator and exposed floor boards.

Bedroom 2:- 13'4" (4.06m) x 10'5" (3.18m)

Double bedroom having sash windows to the front elevation, radiator

Bedroom 3:- 10'8" (3.25m) x 8'8" (2.64m)

Double bedroom having wardrobes with hanging rails and shelving, sash window to the front elevation, radiator.



Dining Room:- 9'11" (3.02m) x 12'10" (3.91m)

Space for dining room table and chairs and further reception furniture, ornate range, stairs rising to the first floor. Wooden windows to the rear elevation. Radiator.

Sitting Room:- 10'0" (3.05m) x 8'11" (2.72m)

Accessed through a folding door, sash window to the front elevation, electric storage heater,

Inner Hallway:- 7'0" (2.13m) x 2'9" (0.84m)

Doorway from dining room into the internal hallway with access through to the downstairs bathroom and kitchen.

Downstairs Bathroom:- 6'10" (2.08m) x 5'10" (1.78m)

Suite comprising of low level WC, wash hand basin, panelled bath, part tiling to the walls, velux window, storage area and electric wall mounted heater.

Kitchen:- 8'7" (2.62m) x 9'4" (2.84m)

Comprising of wall and base units, roll top work surfaces, stainless steel sink unit with drainer, space for upright fridge/freezer, part tiling to the walls. Space for cooker, windows to the rear elevation. Side access door.

Shower room:- 7'6" (2.29m) x 4'0" (1.22m)

Comprising low level WC, wash hand basin, shower cubicle with enclosing curtain, tray with Mira electric shower and head, tiling. Sash frosted window to the front elevation.

Outside:- 22'5" (6.83m) x 8'11" (2.72m)

To the front left hand side there is a pathway giving access to the rear. Garage with up and over door and rear doorway and lighting. To the rear there is a rear courtyard area and drying section. There is an access gate via the car park which gives access through to the garage and building plot for the 2 bedroom bungalow (foundations are laid). Double garage with entrance door, side door, window and lighting. The garden is enclosed with natural hedging, walling and fencing.

Services:-

Electricity, Gas, Water, Drainage, Oil Central heating.

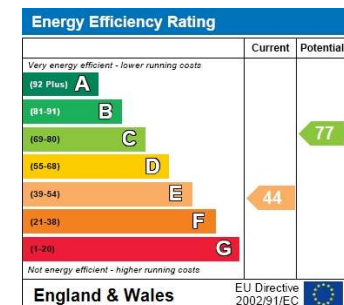
Council Tax:-

Cornwall Council has informed that this property is council tax band C

Note:-

Please note the planning reference for the bungalow and double garage is registered via Cornwall Council - E2/06/001117/FUL





AGENTS Note:-
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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