



Manley Terrace, Liskeard
£625,000

Jefferys ESTABLISHED 1865

An elegantly presented Henry Rice designed period town house with character features which has been renovated and modernised in recent years providing large family accommodation with annexe adjoining. With gas central heating, excellent sized double bedrooms, off- road parking and low maintenance gardens, mechanical lift serving the ground floor to the first floor, viewing is highly recommended to appreciate this stunning character property.

This stylish property is situated within Manley Terrace which comprises a terrace of period-built town houses, located on the periphery of the town centre and in close proximity to the railway station with Rapson Park located opposite. The property is conveniently placed for the main A38 roadway providing easy access to the City of Plymouth (approximately 30 minutes by car) and train. The market town of Liskeard is within walking distance, where there is a good range of shops, commercial and recreational facilities together with good schooling. The iconic Bodmin Moor is close by and beautiful coastal scenery a few miles to the south.

This lovely family home provides very spacious and flexible living accommodation. The self-contained annexe gives opportunities for family and/or further prospect for additional income. The annexe shares services and has interconnecting doors which can be locked or opened to be used as one dwelling.

The accommodation briefly comprises:

IMPRESSIVE ENTRANCE VESTIBULE

Large characterful wood panel door to the front with single glazed windows to the side and rear. A wooden and glazed door leads to:

GRAND ENTRANCE HALL

Three large swept head windows to the side at first floor level providing ample light with radiator, ceiling light point and tiled floor. A grand sweeping staircase leads to the balcony landing. Doors then lead to:

FORMAL LOUNGE

Large wood and single glazed swept head sash windows to the front, feature cast iron fireplace with tiled hearth and marble effect surround, radiator, ornate ceilings, fitted carpet.

LARGE KITCHEN/DINING ROOM

Kitchen Area

Range of modern kitchen units comprising wood fronted wall cupboards and stone working surfaces with cupboards, drawers and space under, built-in electric induction hob, conventional oven with combination microwave oven over, built-in fridge/freezer, built-in dishwasher, two stainless steel sink units

with mixer tap, island unit, radiator, ornate ceiling, laminate flooring. uPVC double glazed French doors to the rear walled garden courtyard for alfresco dining with paved patio and astro turf.

Dining Area

Wood and single glazed bay sash windows to the front, radiator, ornate ceiling, decorative fireplace, laminate flooring.

INNER HALL

With cloaks storage. (There is a lift which has been boarded over which could be re-used again in the future providing access to the first floor)

UTILITY ROOM

uPVC double glazed window to the side, utility units comprising wood-fronted wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit with mixer tap, plumbing for washing machine, modern Vaillant combination boiler to heat water and radiators, radiator, fitted water repellent carpet.

BATHROOM/WC

uPVC double glazed window to the rear, contemporary freestanding roll top bath, shower cubicle with shower board walls, low level WC, pedestal wash hand basin, radiator, extractor fan, vinyl flooring.

FIRST FLOOR LANDING

Large elegant window to the side providing a light and airy space to a gallery landing, radiator, fitted carpet.

BEDROOM

Single glazed swept head sash window to the front, decorative cast iron fireplace, radiator, fitted carpet, TV aerial point.

BEDROOM

Single glazed swept head window to the front, two radiators, alcove storage with shelving, decorative cast iron fireplace, fitted carpet, TV aerial point.

EN-SUITE SHOWER ROOM/WC

Suite comprising low level WC, pedestal wash hand basin, shower cubicle with shower board walls, extractor fan, vinyl flooring.

BEDROOM

uPVC double glazed window to the rear, radiator, built-in wardrobe with shelving, decorative fireplace, fitted carpet, TV aerial point.

SHOWER ROOM

Suite comprising shower cubicle with shower board walls, heated towel rail, pedestal wash hand basin, extractor fan, vinyl flooring.

BEDROOM

Single glazed sash window to the side, decorative fireplace, radiator, fitted carpet.

CLOAKROOM

Single glazed window to the rear, uPVC double glazed window to the rear, suite comprising low level WC, pedestal wash hand basin, radiator, extractor fan, vinyl flooring.

SELF CONTAINED ANNEXE

ENTRANCE HALL

uPVC double glazed door to the side, radiator, door leading down to Cellar.

LOUNGE

Feature fireplace with wooden surround and electric woodburner-style fire fitted, two alcove storage areas with shelving, two radiators, fitted carpet. uPVC double glazed French doors lead to:

CONSERVATORY

Hardwood wooden double glazed Conservatory with French doors to the side leading to the annexe private garden and patio area, radiator, ceramic tiled floor ceiling fan with built in heater.

KITCHEN

Range of cream-fronted wall cupboards and stone working surfaces with cupboards, drawers and space under, composite sink unit with mixer tap and drainer, freestanding electric oven and gas hob. uPVC double glazed windows to the side.

Dining Area

Wood and single glazed window to the rear, fitted carpet, door leading to the Store Room/Workshop, TV aerial point.

FIRST FLOOR LANDING

Radiator, fitted carpet.

SHOWER ROOM/WC

uPVC double glazed window to the side, suite comprising shower cubicle with shower board walls, vanity unit with low level WC, pedestal wash hand basin, radiator, extractor fan, vinyl flooring.

BEDROOM

uPVC double glazed window to the side, radiator, built-in wardrobe, fitted carpet, TV aerial point.

BEDROOM

uPVC double glazed windows to the side and rear, radiator, built-in wardrobes, fitted carpet, TV aerial point.

CELLAR STORE ROOM 1

uPVC double glazed window to the side, flagstone slate floor, control equipment for the enclosed lift.

CELLAR STORE ROOM 2

OUTBUILDINGS

STORE ROOM/WORKSHOP

Ledged and braced doors to the front and to inner courtyard, single glazed window to the courtyard, working surface with space under, stainless steel sink unit and drainer, plumbing for washing machine.

STORE ROOM

Window to the rear.

OUTSIDE

The front of the property is approached by a concrete path with pleasant rockery and shrub garden. There is a separate access leading to the annexe providing a concrete path which leads to a paved patio area and shrub garden housing a greenhouse and separated garden area for guests.

From the main Kitchen, there are French doors leading out to an outside seating area which is currently paved with an inner courtyard of maintenance free artificial grass. The area is ideally suited for outside dining being located off the Kitchen.

To the rear of the property, there is private access to a large gravelled parking area for approximately three to four cars. There is an outside water tap.

Note: There is a right of way for the adjoining neighbour.

COUNCIL TAX

Band 'E'

EPC RATING

Band 'D'

SERVICES

All mains services are connected.

TENURE

The property is being sold as Freehold with vacant possession upon completion.

VIEWING

Strictly by prior appointment with the Agents - Jefferys (01579 342400)





Total Approximate Area - 314.7 m² ... 3387 ft² (excluding workshop, store, basement)

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