



Guide £190,000  
Minions Row, Minions.

**Jefferys** ESTABLISHED 1865



Frog Cottage  
6 Minions Row  
Minions  
Liskeard  
Cornwall, PL14 5LW  
Price Guide £190,000

Characterful two bedroom mid-terraced  
Cottage situated in this popular moorland  
setting. Off-road parking, garden, garage with  
characterful accommodation to include stone  
fireplace with woodburner.  
Available with no onward chain.

This property is located within the heart of Minions which has a General Store and Post Office as well as two tea rooms. The village of St Cleer is approximately three miles away and offers a Public House, Church, Primary School and shop under construction. Minions is a World Heritage Site and is the highest village in Cornwall and offers a wealth of archaeological interest with tin and copper mining having taken place early in the last century. There are many old pump houses and spoil tips that can still be seen today. Close by on Bodmin Moor are "The Hurlers", and the "Cheesewring" which are both of historic interest and attract visitors from across the world. Minions is an ideal area to explore the moors with recreations such as fishing, horse riding and walking. The market town of Liskeard which is able to cater for most day to day needs is six miles away.

Frog Cottage is situated in the heart of the village and provides a characterful mid-terraced property.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:**

**Entrance Porch**

uPVC panel and double glazed door to the front. uPVC double glazed window to the side.

**Lounge**

**16'10" x 12'9" (5.17m x 3.93m)**

uPVC double glazed windows to the front and rear. Granite fireplace with woodburner, exposed beamed ceiling, understairs storage cupboard.

**Hallway**

Night storage heater with uPVC panel and double glazed door to the side, cloak cupboard for storage.

**Shower Room**

Suite comprising shower cubicle with electric shower, heated towel rail, low level wc, wash hand basin with instantaneous water heater, partly tiled walls.

**Kitchen**

**9'10" x 7'8" (2.74m x 2.39m)**

uPVC double glazed window to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, space under for electric oven, fridge and washing machine, stainless steel sink unit with instantaneous water heater.

**First Floor**

**Landing**

Access to the roof space area.

**Bedroom 1**

**12'10" x 9'4" (3.96m x 2.88m) maximum**

uPVC double glazed window to the front.

**Bedroom 2**

**10'3" x 7'3" (3.13m x 2.24m)**

uPVC double glazed window to the rear.

**OUTSIDE**

There is a small courtyard garden area to the front. To the rear, there is a small pathway to the side and rear of the cottage. Off the pathway, there is then a shared roadway which provides access to the adjoining properties with the garage and parking on the opposite side of the track. There is a single garage constructed of prefabricated concrete panel walls under a





corrugated asbestos roof cover measuring (18'1" x 7'9") 5.52m x 2.42m with a metal up and over door to the front. A pathway alongside the garage then leads to a long and attractive garden bounded by shrub borders with numerous shrubs and plants planted throughout with a small pond. At the end of the garden, there is a summer house providing peaceful and an attractive setting.

### SERVICES

Mains electricity, water and drainage. Electric night storage and panel heating.

Good Mobile Coverage and Fibre Broadband.

### TENURE

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

### COUNCIL TAX

Band 'B'

### EPC

Band 'D'

### MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

### DIRECTIONS

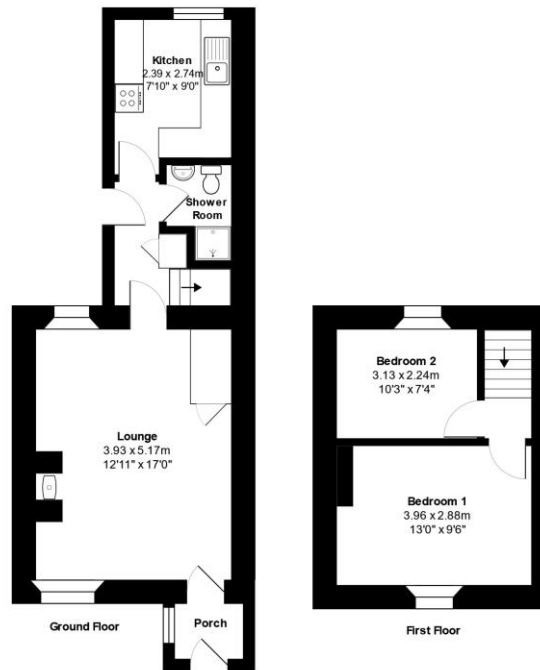
Upon entering the village of Minions, the cottage can be found on your left-hand side. The parking and garage can be found at the end of the terrace through the 5-bar wooden gate leading to the rear of the property.

### VIEWING

Strictly by prior appointment with the vendors agents – Jefferys - Tel: 01579-342400







6, Minions Row, Minions, PL14 5LW

Total Area: 59.2 m² ... 637 ft²

All measurements are approximate and for display purposes only



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#### St Austell

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

#### Lostwithiel

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

#### Liskeard

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

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