



Guide Price £675,000  
Trevelmond

**Jefferys** ESTABLISHED 1865



Brook Vale  
Trevelmond  
Liskeard  
Cornwall  
PL14 4LZ  
Price Guide £675,000

A recently constructed detached four bedroom House with excellent countryside views. Two en-suite bedroom facilities. Off-road parking and garage. All built to a high standard and presented to a very modern and desirable taste. Large patio area to the rear enjoying fabulous views over the countryside set in a peaceful location.

Trevelmond is a lovely quiet hamlet situated approximately half a mile from the A390 and approximately one mile from the A38. Liskeard is the nearest town being only three miles away offering varied shopping, recreational facilities and schooling. Dobwalls being the nearest village offering a Village Shop with Post Office, Public House to name a few.

The property is also conveniently located for easy access to Bodmin Moor and the south Cornish coastline. The property itself is a modern built detached house finished a high standard with the remainder of an LABC warranty. The property offers four good sized bedrooms, two of which have en-suite facilities. There is open plan Kitchen/Dining Area with a large Lounge adjoining. The living areas enjoy excellent countryside views to the rear and have doors leading out to a large patio area for alfresco dining.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:**

**Entrance Hall**

Composite double glazed door to the front, understairs storage cupboard, electronically operated velux roof light,

stairs then lead to the first floor with modern hardwood railings and glazed balustrade. Off the Entrance Hall is the following accommodation.

**Cloakroom/wc**

Suite comprising low level wc, wash hand basin with vanity unit under, laminate floor, extractor fan and partly tiled walls.

**Utility Room**

**8'10" x 7'3" (2.77m x 2.24m)**

uPVC panel and double glazed door to the side with cat flap, utility units with modern working surfaces, cupboards and space under together with wall cupboards. There is a composite sink unit with space under for a washing machine and tumble dryer.

**Kitchen/Dining Room**

**21'1" x 14'2" (6.42m x 4.32m)**

Window to the side, uPVC double glazed windows and door to the rear, modern kitchen units comprising wall cupboards and working surfaces with cupboards and drawers under, built-in dishwasher, built-in tall fridge with separate built-in tall freezer, double electric oven and grill, induction hob with five heat plates, island unit with storage under and breakfast bar, laminate flooring.

**Lounge**

**20'10" x 12'3" (6.4m x 3.76m)**

Bi-fold double glazed doors to the rear enjoying excellent countryside views and leading directly out onto the patio, built-in surround for television mount and sound bar, built-in electric fire with various mood settings.

**Bedroom 2**

**14'10" x 11'3" (4.57m x 3.43m)**

Window to the front.

**En-Suite Shower Room/wc**

Suite comprising shower cubicle with electric shower, low level wc, wash hand basin with vanity unit under, uPVC double glazed window to the side, fully tiled walls, vinyl floor, extractor fan.

**First Floor Galleried Landing**

With chandelier.



### Bedroom 2

**14'10" x 11'9" (4.56m x 3.63m)**

uPVC double glazed window to the side, two velux roof lights to the front, radiator, access to roof space area, built-in wardrobe.

### Master Bedroom

**18'1" x 14'1" (5.53m x 4.3m) minimum.**

uPVC double glazed picture window to the rear enjoying excellent countryside views, radiator, walk-in wardrobe with hanging rails, shelving and further radiator.

### En-Suite Shower Room/wc

uPVC double glazed window to the side, shower cubicle, low level wc, vanity wash hand basin with drawers under, heated towel rail, fully tiled walls, vinyl floor, extractor fan.

### Bathroom/wc

uPVC double glazed window to the rear enjoying excellent countryside views, suite comprising panelled bath with shower over, low level wc, vanity wash hand basin with drawers under and heated mirror over, heated towel rail, partly tiled walls, extractor fan, vinyl flooring.

### Bedroom 4

**13'1" x 11'4" (3.97m x 3.48m) average.**

uPVC double glazed windows to the front and side, built-in wardrobe, radiator.



## OUTSIDE

The property is approached over a shared tarmac driveway with two other properties. From the shared driveway, there is then a private brick paved parking area with plentiful parking for several vehicles. Paved pathways are in place to the sides of the property with individual pedestrian gates.

To the rear, there is a large patio area with doors leading from the Dining Area and Lounge to provide private seating area with excellent countryside views. From the patio the property leads onto a newly turfed rear garden with chrome and wire railings together with raised planter to the side.





Off the driveway, there is a large **Garage** measuring 4.97 x 4.37 (16'3" x 14'3") with electric roller shutter door to the front, uPVC double glazed window to the side, consumer unit, loft hatch and thermal store with pressure vessel.

### SERVICES

Mains Electricity, Water and Drainage are connected.  
The property is heated by modern air source heat pump with underfloor heating to the ground floor and radiators to the first floor. Good mobile coverage and broadband available.

### TENURE

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

### COUNCIL TAX

Band 'E'

### EPC

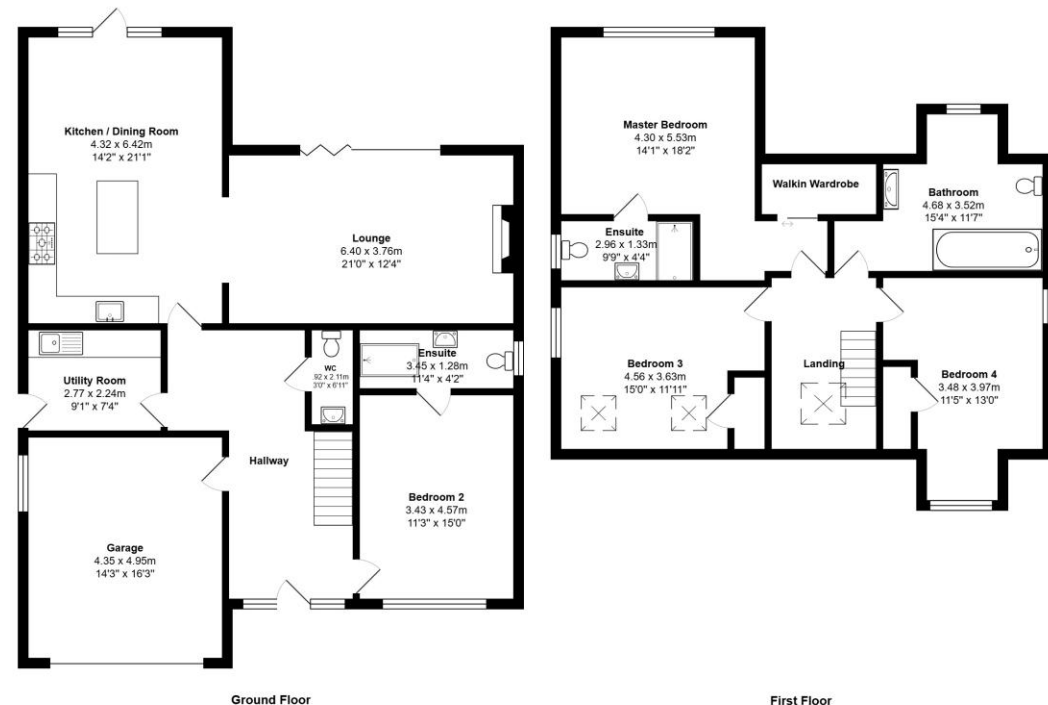
Band 'C'

### RADON AND MINING

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

### DIRECTIONS

From the A390 between East Taphouse and Dobwalls, turn off for Trevelmond. Continue along the country lane into the village and proceed through the village past the chapel and the property can be found on your right hand side as you are exiting the village.



Ground Floor

First Floor

Total Approximate Area - 211.1 m<sup>2</sup> ... 2272 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

©241Photography for Jefferys Estate Agents



**rightmove**  
find your happy



#### 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

[www.jefferys.uk.com](http://www.jefferys.uk.com)

ESTABLISHED 1865  
**Jefferys**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.