



Kilmanant, Boconnoc, Lostwithiel PL22 0RH

£1,800 per calendar month

Jefferys ESTABLISHED 1865

Kilmanant

Boconnoc
Lostwithiel
PL22 0RH

Large detached traditional cottage with no near neighbours and superb views overlooking its own expansive gardens and countryside beyond. Set within the Boconnoc parish of Braddock, in an extremely quiet and tucked-away position, the spacious accommodation comprises:

* Entrance Porch * Kitchen/Breakfast Room
* Large Store Room with inner Store Room & original Cider Press * Dining Room with Woodburner * Living Room * Four Bedrooms
* Family Bathroom * Beautiful Gardens * Car Port * Garden Store * Barn * Separate Dog Kennel Units (for personal use) * Council Tax 'D'
* EPC Exempt * Available Now *

ACCOMMODATION (all sizes approximate)

ENTRANCE PORCH

Half glazed wooden door, tiled floor, pendant light point, understairs cupboard. Doors off to Kitchen/Breakfast Room and Dining Room.

KITCHEN/BREAKFAST ROOM

21' 9" x 13' 5" (6.63m x 4.09m)

Range of cream fronted wall and base units, wood coloured working surfaces, inset single drainer stainless steel sink unit, recess housing solid fuel Rayburn (for cooking only), tiled splashbacks. Space for cooker, space

for fridge. Ceiling spot lights, ceiling light fitting, tiled floor, breakfast bar, space and plumbing for washing machine. Multi paned windows to front and rear.

STORE ROOM

19' 2" x 14' 9" (5.85m x 4.49m)

Storage area, with access to electric consumer unit, ceiling light fitting. Original cider press, door to outside. Further Store Room with radiator and butlers sink.

DINING ROOM

18' 0" x 15' 9" (5.48m x 4.80m)

Fitted carpet, beamed ceiling, pendant light point, radiator. Feature stone fireplace with woodburning stove and wooden mantel, built-in dresser unit. Multi paned windows to rear and side overlooking the gardens, door to side.

LIVING ROOM

15' 7" x 14' 2" (4.76m x 4.32m)

Fitted carpet, beamed ceiling, pendant light point, radiator. Feature stone fireplace with stone hearth, and display niches (sealed off). Multi paned windows to front and side, recess with fitted shelving. Door giving access to:

FIRST FLOOR

Stairs to landing area with fitted carpet, two pendant light points, multi paned window to front.

BEDROOM 1

16' 2" x 15' 1" (4.92m x 4.59m)

Fitted carpet, pendant light point, radiator. Built-in wardrobe with hanging and shelf. Multi paned windows to front and overlooking the driveway.

BEDROOM 2

15' 0" x 8' 8" (4.57m x 2.64m)

Fitted carpet, pendant light point, radiator. Feature fireplace (sealed off). Multi paned windows to side overlooking the garden.

BEDROOM 3

10' 9" x 9' 1" (3.27m x 2.77m)

Fitted carpet, radiator, pendant light point. Multi paned window to rear.

BEDROOM 4

11' 0" x 9' 9" (3.35m x 2.97m)

Fitted carpet, radiator, pendant light point, multi paned window to rear.

FAMILY BATHROOM

Suite comprising bath with wooden panelling to side, part tiled walls, inset wash hand basin with louvred cupboard below and tiled splashback, low level flush WC. Walk-in shower cubicle with mains fed shower. Radiator, ceiling light fitting, vinyl flooring, multi-paned window to rear with part obscure glazing.

EXTERNALLY

The property is approached via a concrete driveway and courtyard area with pathway leading around the property. The property has the benefit of a good sized carport and separate garden store. The large gardens are a particular feature, surrounding the property on all sides, and bounded by mature shrubs and hedges. There is ample space for vegetable gardens as well as private areas for al fresco dining. The property further benefits from the use of a barn and three separate dog kennel units.

VIEWING

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

RENTAL

£1,800 per calendar month

DEPOSIT

£2076.00

SERVICES

Private water, septic tank

COUNCIL TAX

Band 'D'

EPC

Exempt

DIRECTIONS

From Liskeard, proceed towards Lanreath via the A390. Upon leaving East Taphouse, turn left towards Looe and take the first right hand turning. Turn almost immediately left, and follow the signs for Boconnoc. Upon entering the Estate, continue along this lane, bearing right at the first fork. Follow this track down and Kilmanant will be found after approximately a third of a mile on the right hand side.

What 3 Words: others.dazzling.vacancies.

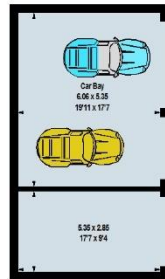




Kilmanant, PL22

Approximate gross internal area
 2036 sq ft / 189.14 sq m
 Car Bay
 524 sq ft / 48.68 sq m
 Shed
 175 sq ft / 16.26 sq m
 Kennels
 1294 sq ft / 120.21 sq m
 Total
 4029 sq ft / 374.29 sq m

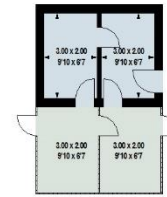
Key:
 CH - Ceiling Height



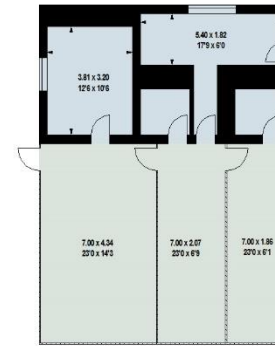
Ground Floor



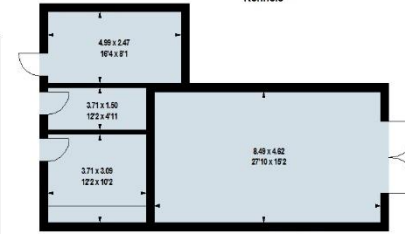
First Floor



Kennels



Kennels



Kennels

Illustration For Identification Purposes Only. Not To Scale.
 *Floorsplan Drawn According To RICS Guidelines.



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