



Minefield Bungalow



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Menheniot, Liskeard, PL14 3RY

Liskeard approx. 2.5 Miles. Plymouth City Centre approx. 17 Miles.
Exeter Airport approx. 60 Miles

A well-presented, three bedroom detached bungalow set within an idyllic location with the space and resources to run a business from home.

- Three Bedroom Detached Bungalow
- Situated on Large Plot approx. 2.02 Acres
- Kitchen/Diner – Separate Utility Room
- Sitting Room with Pleasant Outlook
- Pool Room & Conservatory with Heated Swimming Pool
- Outbuildings Including MOT Centre, Offices & Storage
- Delightful Garden & Countryside Views
- Small Paddock
- Council Tax Band C
- Freehold

Guide Price £600,000

Minefield Bungalow is situated in a rural setting on the outskirts of the well regarded village of Menheniot, which has a thriving community and local amenities inclusive of Post Office/general store, a reputable primary school, pub and places of worship. There are also local sporting facilities including tennis courts, cricket and football. Menheniot Station lies a mile south of the village which has links to Plymouth and Truro. The A38 trunk road is less than 2 miles, ensuring that Plymouth and then the M5 motorway network is readily accessible. The southeast Cornish coast at Looe is just 9 miles away. The property comprises sitting room, kitchen/diner, cloakroom, three bedrooms, family bathroom and a pool room which conveniently leads out to a covered, heated swimming pool. The property sits on a generous plot with numerous outbuildings which has historically been utilised as an MOT Business. Additional external benefits includes parking for multiple vehicles, storage sheds, a paddock and delightful gardens with far reaching countryside views. This property is chain free.

LPG Gas.

Mains Electric.

Mains Water- Private Drainage

Based on the latest data at Ofcom Superfast broadband is currently at the property and mobile coverage from 02 is likely available at the property.

*Agents note - Mining Survey & Drainage Survey Advised.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

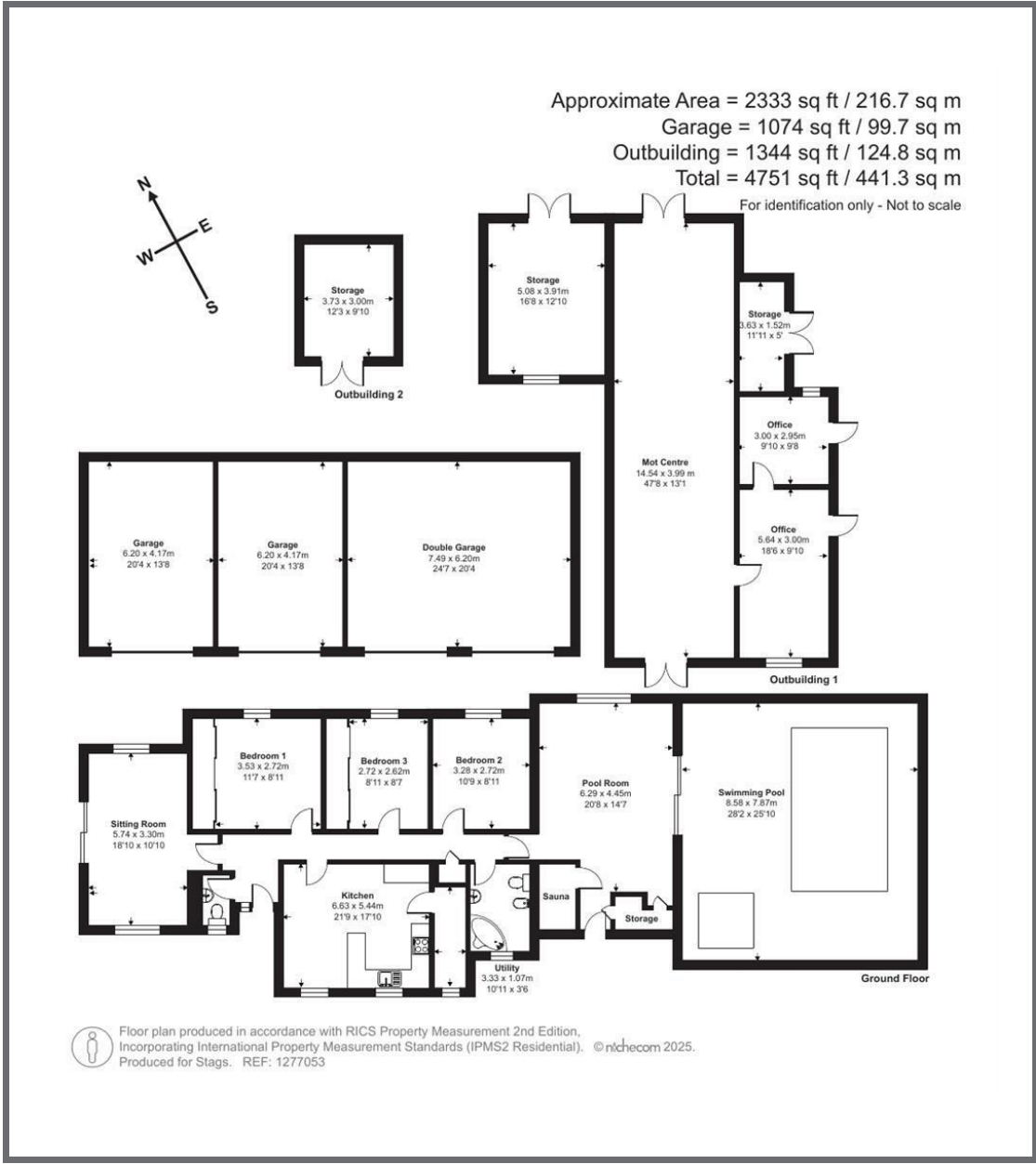


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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