



Trelawney Cottage
Pensilva Liskeard

LODGE & THOMAS

ESTABLISHED 1892

Trelawney Cottage,

Lower Middle Hill, Pensilva,
Liskeard, Cornwall PL14 5QG

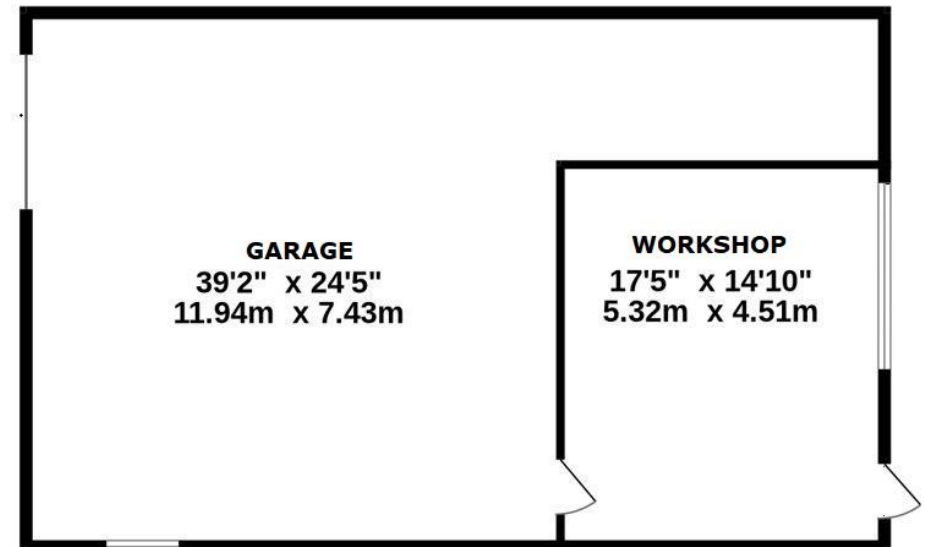
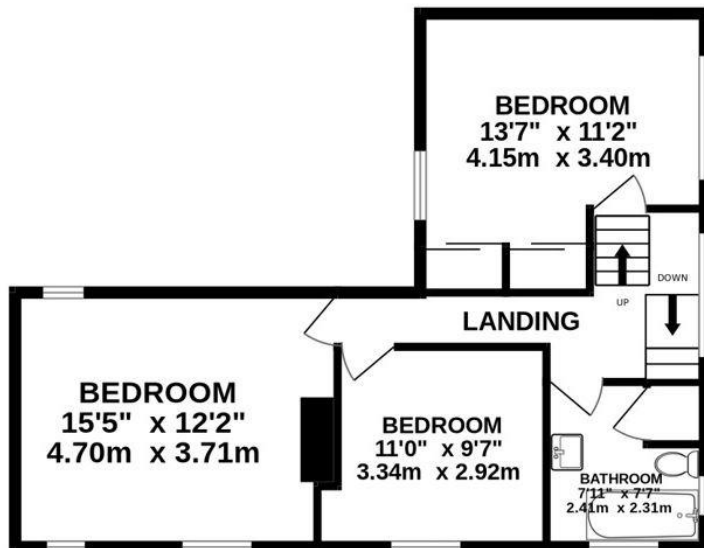
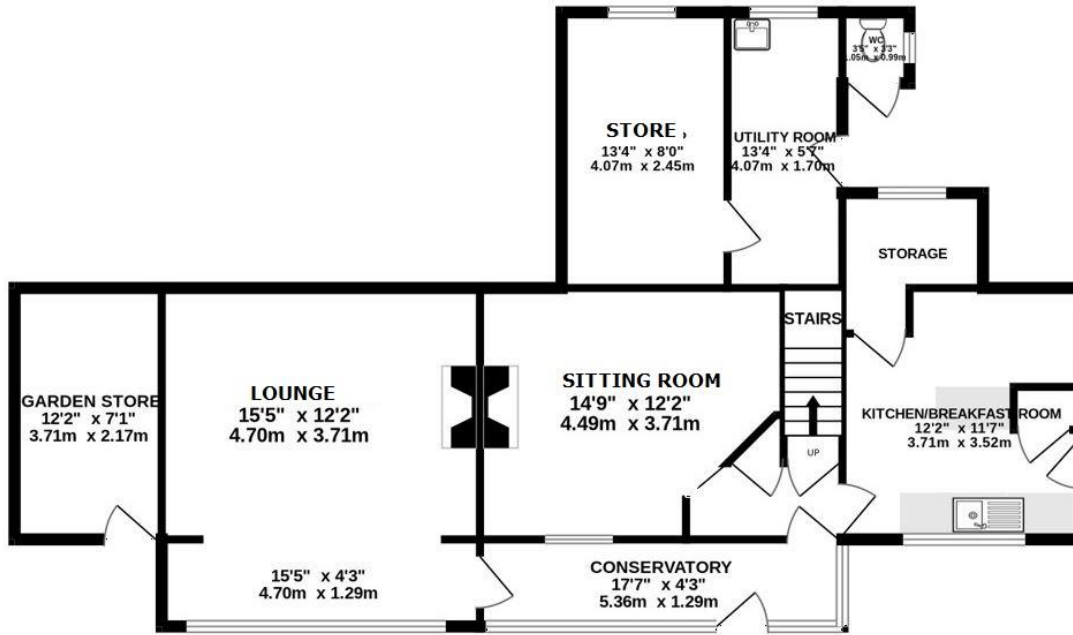
Guide Price - £475,000 Freehold

- Detached Cornish cottage for improvement
- Three bedrooms, two reception rooms
- 0.4 acre sheltered mature gardens
- Dilapidated garage/workshop & store
- Quiet off-road village setting

A detached character home that has been in the current family ownership for more than a century, now in need of remodelling and general refurbishment in a truly delightful village setting fringing the iconic Bodmin moor.

Trelawney Cottage is approx. 200 years old and was originally a pair of semi-detached cottages. Today it is presented as a detached three bedroom cottage with first floor bathroom, two reception rooms and a kitchen/diner. The roof has been retiled and the majority of the windows and doors have been replaced with uPVC double glazing. It is however in need of refurbishment to reinstate it as the family home it has been for three generations of the current ownership.





The magical gardens extend to around 0.4 acres and comprise various lawned areas surrounded and protected by a wide variety of mature trees. Hidden away within the grounds are a well, a former swimming pool and a magnificent Horse Chestnut Tree.

Attached to the house is a small store/utility, garden wc and coal/log store together with a 29' x 24' garage/workshop that needs replacement or, subject to planning, may have development potential for another dwelling.



Location

This fringe of moorland village has a rich industrial history and was awarded World Heritage status almost 20 years ago. It is popular for its school, public house, village shop and doctors surgery, all of which including the moor, are within easy reach. The village retains a Post Office and snooker hall and even fields its own football club. Whilst relishing such unspoilt countryside surroundings, the village is not isolated, for it is just 2 miles, 6 miles and 12 miles respectively from the major towns of Liskeard, Callington and Launceston, where most daily requirements will be easily catered for. The A38 is 6 miles giving easy access to Bodmin and Plymouth.

Services: Mains drainage, water and electricity are connected to the property. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: D **EPC:** G

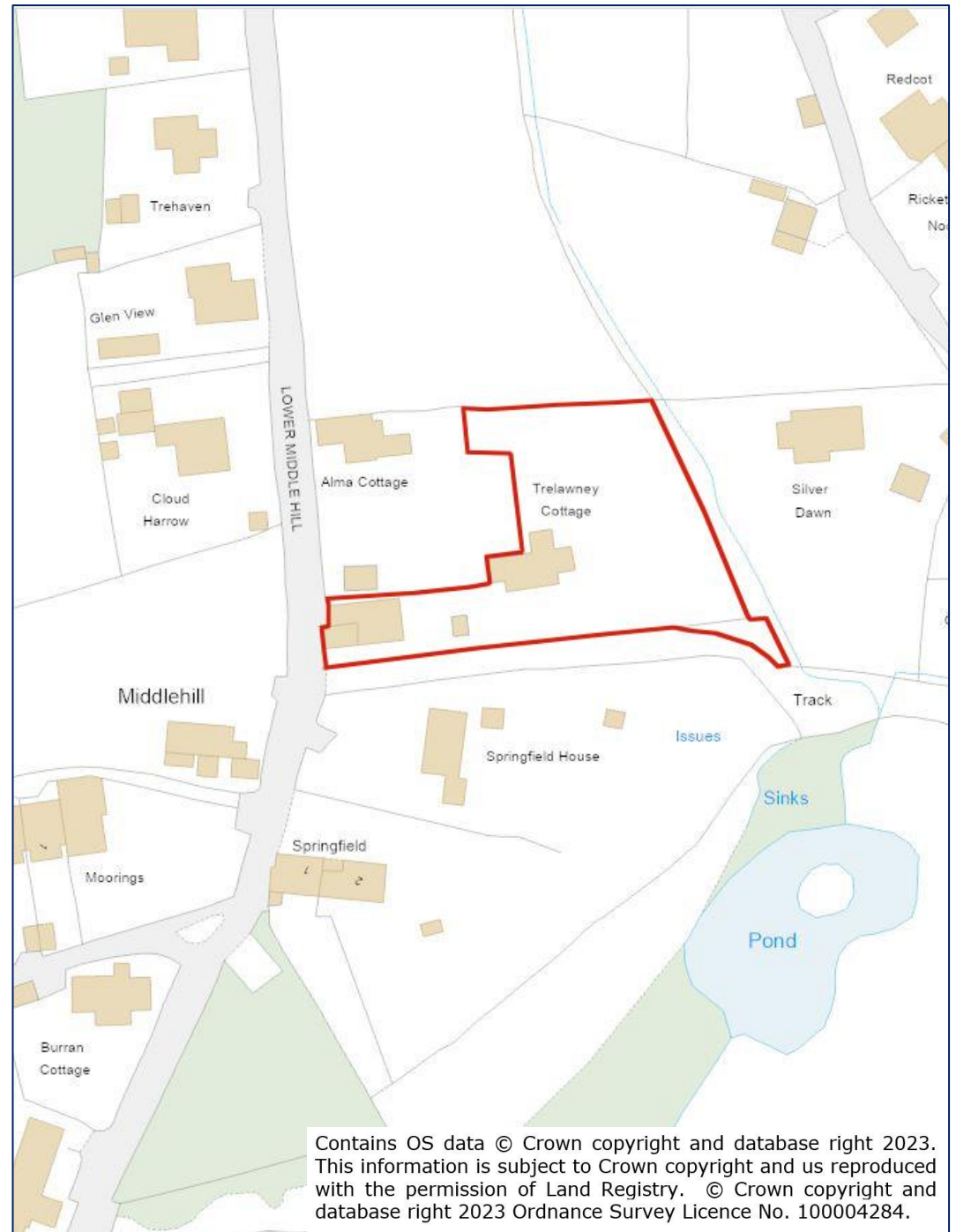
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Viewings strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: From the town of Liskeard head north-east along Greenbank Road along the B3254. At the third roundabout, take the first exit left into St Cleer Road and follow the signs for Pensilva. Upon entering the village, turn right opposite the shop in to Wesley Road. At the bottom turn left and quickly right in to Lower Middle Hill. The property will be found a short way down the hill up the lane on the left just after a green garage door,.

what3words///persuade.modifies.lemmings to the garden gate.





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
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