



Hillside, St. Ive Liskeard PL14 3LZ

welcome to

Hillside, St. Ive Liskeard

An opportunity to purchase a very well presented detached home situated in the ever sought after village of St Ive which offers characterful living with spacious accommodation. A three bedroom beautiful home with one bedroom spacious property attached.



Entrance Porch/ Hall

The entrance porch is complete with two double glazed windows to the side aspect of the property. Stone tiled floor and PVC door to the entrance hall. The Entrance is also complete with tiled flooring and provides access to all ground floor accommodation and stairway to upper level. Large under stairs storage cupboard and radiator.

Lounge

18' 11" x 12' 5" (5.77m x 3.78m)

As you enter the home, to the left you are welcomed into the spacious lounge, features include;- exposed beams, original stone fire surround, carpet flooring, two radiators, television point, ceiling light and two double glazed windows to the front aspect of the property.

Dining Room

13' 1" x 12' 3" (3.99m x 3.73m)

Through the entrance hallway to the right, the ground floor has a separate dining room with stone flooring, spacious storage cupboard, radiator and ceiling light, this space is a great addition to the ground floor of the property.

Breakfast Room

16' 1" x 8' (4.90m x 2.44m)

Through the entrance hallway leading you to the rear of the property is your breakfast room, which also provides access through to the kitchen and utility room. Providing view across the rear garden the breakfast room is complete with UPVC double doors leading to the garden, Velux window, tiled flooring and ceiling light. Multi fuel burner for those winter nights and door to the downstairs bathroom.

Kitchen

14' 5" x 8' 9" (4.39m x 2.67m)

The kitchen can be accessed through the breakfast room, another room complete with beautiful views across the rear garden through the double glazed window. The kitchen is complete with tiled flooring and tiled splashbacks, wall and floor mounted units, space for under counter fridge and freezer and

dishwasher. Ceiling light and door to utility room also.

Utility Room

8' x 8' 5" (2.44m x 2.57m)

A great space and addition to the kitchen area, under counter storage for washer/dryer, wall and floor mounted units, sink and drainer, rear double glazed window, ceiling light and UPVC door providing access to the rear garden.

Bathroom

To the ground floor of the property is family bathroom complete with bath tub and shower overhead, sink and w/c, part tiled wall and tiled flooring, double glazed window to rear, radiator and boiler.

Landing

Double glazed window to the rear of the property with a lovely view over the rear garden grounds, ceiling light, radiator and doors providing access to all bedrooms and upstairs shower room.

Bedroom One

17' 11" x 8' 9" (5.46m x 2.67m)

The master bedroom in the main residence, with exposed beams to the ceiling, radiator, carpet flooring, ceiling and wall lights and two double glazed windows to the front aspect of the property.

Bedroom Two

13' 2" x 11' 3" (4.01m x 3.43m)

Another good size bedroom within the home featuring carpet flooring, ceiling light and double glazed window to the front aspect of the property.

Bedroom Three

10' 4" x 7' 8" (3.15m x 2.34m)

Last room completing the main house residence upper level complete with carpet flooring, radiator, loft hatch and double glazed window to the front aspect of the property.

Shower Room

Tiled flooring with tiled shower, wall mounted towel rails, radiator, ceiling light and sink with w/c.

Glenview

Glenview is part attached to the hillside property and can be accessed via rear UPVC sliding doors, this provides access through to all rooms and has own side entrance and driveway.

EPC: E

COUNCIL TAX BAND; A

Kitchen/diner

14' 1" x 8' (4.29m x 2.44m)

As you enter the rear sliding door the kitchen is complete with tiled flooring, wall and floor mounted units, space for under counter fridge freezer, electric free standing cooker, sink and drainer, radiator and ceiling light. The kitchen provides access to the lounge downstairs w/c and utility room.

Lounge

13' 4" x 12' 8" (4.06m x 3.86m)

Through the kitchen/diner is your spacious lounge and stairs leading to the upper level. The room is finished with carpet flooring original stone fire place surround, television point, ceiling light and two radiators. There are exposed beams to the ceiling and double glazed window to the front aspect of the property.

Utility Room

The utility space is finished with tiled flooring, Velux window, space and plumbing for washing machine and tumble dryer, radiator, w/c and sink. The boiler for this property is also housed here.

Bedroom Four

14' 9" x 13' 1" (4.50m x 3.99m)

Complete with new fitted carpet, double glazed window to the front aspect of the property, loft hatch, wall light and ceiling light.

Shower Room



view this property online fox-and-sons.co.uk/Property/SAS105174



welcome to

Hillside, St. Ive Liskeard

- DETACHED PROPERTY
- THREE BEDROOM HOME WITH ONE BEDROOM PROPERTY ATTACHED
- BEAUTIFUL REAR GARDEN AND VIEWS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: F

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105174



Property Ref:
SAS105174 - 0023

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk