









# 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.

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### 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**





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# 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

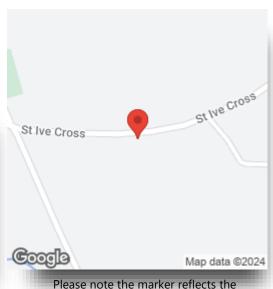
offers in excess of

£500,000









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