



Ashpark House



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Ash Park Terrace, Liskeard, Cornwall, PL14 4DN

Town Centre 0.4 miles - Plymouth 20 miles - South Cornish Coast 8.2 miles

An imposing and non-listed Victorian Town House with off road parking, double car port and gardens

- Beautiful Architectural Features
- 300mpbs Broadband
- Car Port and Parking
- Non-Listed
- 5 Double Bedrooms
- Impressive Residence
- Convenient Town Location
- Private Rear Garden
- Tenure: Freehold
- Council Tax Band: E

Guide Price £575,000

## SITUATION

The property commands a convenient location on the outskirts of the town set amongst a generous plot with front and rear gardens, a side courtyard, off road parking and a double car port. Liskeard has a range of shopping, educational and recreational facilities along with a mainline railway station within walking distance of the property, serving London Paddington via Plymouth. The city port of Plymouth lies within commuting distance with excellent shopping facilities and a car ferry serving northern France and Spain.

## DESCRIPTION

A most impressive and well cherished early Victorian residence designed during the 19th Century by the renowned local architect, Henry Rice. Believed to date back to 1860 it is understood to be the only property designed by Henry Rice that is not Listed and many of the original features remain present throughout. Having been sympathetically extended with a large kitchen/diner, the property would suit those looking for a well proportioned family home with the added benefit of off road parking and gardens.



## ACCOMMODATION

The accommodation throughout the property is presented in excellent order having been regularly maintained by the current owners over their last 7.5 years of ownership. Beautiful high ceilings with well proportioned rooms flooded with natural light, offer themselves for a number of uses throughout the property. The front entrance porch has been recently upgraded with uPVC double glazing, and leads into a beautiful and welcoming entrance hall. The arched hallway with ornate corbels is a beautiful welcoming feature with the wooden staircase and understairs storage in the hall. Two large reception rooms currently used as a dining room and a separate sitting room, both have open fireplaces with exposed wooden floorboards in the dining room. The kitchen extension seamlessly blends a more modern and contemporary feel with the traditional sizes of the rooms, with a skylight and a range of high quality AEG appliances, including a dishwasher, gas hob and double oven to name a few. Adjoining westerly facing wooden conservatory with double glazed units, perfect for the late afternoon and evening sun. In addition, the ground floor presents a further 5th bedroom with a ground floor shower room, an office and separate utility with cloakroom and a side access.

The first floor mirrors the ground floor with generous room sizes and natural light. A fitted stair runner meets the landing at the top with exposed wooden floor boards and a large window off the landing creating a light and airy space. There are four generous double bedrooms, all slightly different in shape and size, with different features in each one. Bedroom 1 enjoys a dual aspect, whilst bedroom 2 has a feature fireplace and a bay window. Bedroom 3 at the rear has an ensuite shower room, whilst the family shower room with space for a bath services all other bedrooms.

## OUTSIDE

Approaching the property, a pathway leads to the the double fronted elevation and Victorian style transom window with house name, and an abundance of mature shrubs and plants either side of the path. An additional access with a pedestrian gateway approaches to the side of the property, with a gate to the enclosed rear garden. The rear garden is mainly laid to lawn with a patio area, bounded by fencing, stone walls and a range of shrubs and plants. Steps lead towards the gravelled area with off road parking spaces, along with the wooden framed and slate roof double car port with additional storage. From bedroom 5, there is access to the side courtyard area for sheltered seating.

## SERVICES

Main electricity, water and drainage. Mains gas fired central heating, boiler installed approximately 2 years ago. uPVC double glazing throughout house. Wooden double glazed conservatory. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

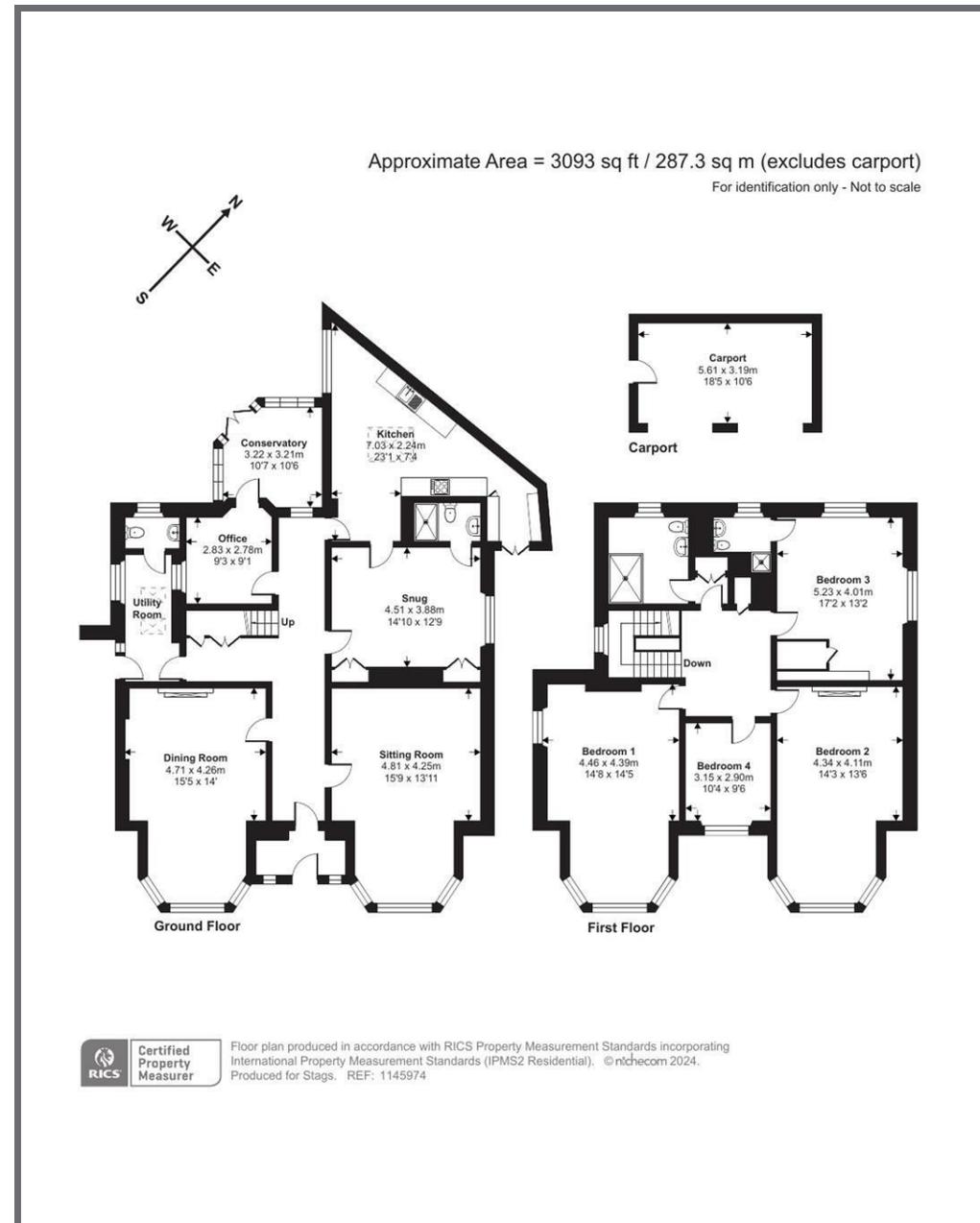
## DIRECTIONS

On the B3254 heading south through Liskeard Town Centre, proceed straight across the roundabout signposted to Duloe, St Keyne and Station. Continue along Barn St onto Station Road where Ash Park Terrace will be located on the right hand side, the property identifiable by a Stags for sale board. For viewings, we recommend initially parking in the Rapsons Car Park opposite the property.

what3words.com: (car park) ///trombone.spark.embers



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			
		53	74
England & Wales		EU Directive 2002/91/EC	

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