



Lyndhurst





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Trevelmond, Liskeard, Cornwall, PL14 4LZ

Liskeard 4.7 miles - Looe 8.7 miles - Plymouth 23.4 miles

A detached bungalow with a beautiful contemporary finish and stunning rural outlooks

- No Onward Chain
- South Westerly Facing Outlooks
- Off Road Parking
- Rural Village Location
- Tenure: Freehold
- 2 Double Bedrooms
- Stunning Rural Outlooks
- Generous Lawned Gardens
- En-Suite Shower Room
- Council Tax Band: C

## Offers In Excess Of £350,000

### SITUATION

The property is positioned in the rural yet easily accessible hamlet of Trevelmond, in the heart of East Cornwall and almost equidistant between the villages of East Taphouse and Dobwalls. Both villages have amenities that cater for day to day needs whilst a more comprehensive range of shopping facilities can be found at the market town of Liskeard roughly 6 miles away with its supermarkets, doctors, dentists, veterinary surgeries, places of worship and leisure centre. In addition Liskeard has a railway station serving London Paddington (via Plymouth) and access to the A38 trunk road which links to the City Port of Plymouth with its superb range of shopping facilities. The picturesque fishing village of Looe lies some 11 miles to the south of the property whereas the the majestic Bodmin Moor provides a number of dramatic landscapes for outdoor pursuits and popular walking destinations including Golitha Falls, Cheesewring and The Hurlers Stone Circles all within 9 miles of the property.

### DESCRIPTION

An immaculately presented detached bungalow orientated perfectly to enjoy a south westerly facing aspect with stunning rural outlooks. The property has been completely refurbished throughout by the current owners to create contemporary, open plan living along with many home improvements such as new windows throughout and a new boiler in 2023, all still under a 10 year warranty from installation. Externally, there is allocated parking and large lawned gardens with a decked seating area enjoying uninterrupted countryside views.





**ACCOMMODATION**

The accommodation throughout is presented in excellent decorative order with well proportioned rooms and many with reaching rural outlooks. The layout has been improved by the current owners with a large entrance hall and a sliding door to the kitchen/diner, beautiful open plan living space. The kitchen has a vast range of fitted units with contrasting work tops, a range of fitted modern appliances and a breakfast bar to one end. Space to the far end allows for a generous dining table and chairs, alongside the French doors which open onto the composite decking area, perfect for outdoor dining. The sitting room enjoys the same rural outlooks and overlooks the gardens, with a contemporary woodburning stove. There are 2 double bedrooms with the principle room having the added benefit of an en-suite shower room. Bedroom 2 and the rest of the property is serviced by the family shower, which has a complete fitted suite with a larger than average walk in shower and tiled floor.

**OUTSIDE**

The property has allocated parking at the front, with a feature stone walled boundary and a wooden gated access. There is an area of hardstanding to the front of the property, a covered entrance porch and a former coal bunker used now as storage. Large areas of lawned garden extended away from the property and gently slope towards lower parts of the garden, now used as a productive working area including raised vegetable beds. The gardens are bordered by a variety of mature shrubs and trees, with views from the patio and raised decking across the neighbouring pastureland and far reaching rural outlooks beyond.

**SERVICES**

Mains water, electricity and drainage. Oil fired central heating and woodburning stove. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (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**

From the centre of East Taphouse, follow the A390 towards Dobwalls and take the right hand turning signposted Trevelmond 1/2. Continue along this lane into the village of Trevelmond and after approximately 0.6 miles, the property will be located on the right hand side.

what3words.com: ///cave.prayers.goose





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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