



Treweese Cross



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Quethiock, Liskeard, PL14 3SG

Liskeard 5.8 miles - South Cornish Coast 8.5 miles - Plymouth 16.1 miles

A stunning country residence with a self-contained annexe and over 3 acres in a stunning rural position.

- No Onward Chain
- 1 Bedroom Annexe
- Peaceful Rural Position
- Car Port & Workshop
- Freehold
- 4 Bedroom Main House
- Approximately 3.07 Acres in All
- Delightful Gardens
- Off Road Parking
- Council Tax Band: E

Guide Price £825,000

SITUATION

The property occupies a peaceful setting on a quiet country lane on the fringes of the rural village of Quethiock with it's primary school and 13th century church. The village of Menheniot with a post office/convenience store, primary school, public house and church is 2.8 miles away. The market town of Liskeard is some 5 miles and offers a wider range of day to day amenities, educational and recreational facilities and a leisure centre. In addition, there is a railway station serving London Paddington (via Plymouth). The A38 trunk road links Bodmin with the city port of Plymouth offering a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports. The South Cornish coastline is just over 9 miles away offering a variety of popular beaches.

DESCRIPTION

This most impressive detached 4 bedroom house has been tastefully and impressively extended and improved by the current owners to offer a spacious and well-presented family home. In addition, the current owners have converted a former stone barn into a 1 bedroom self-contained annexe which enjoys its own outside space and privacy from the main house. The main house and annexe are understood to be of stone construction, with both benefitting from uPVC double glazing.

MAIN HOUSE

The front door leads into a useful entrance porch which in turn leads into the hall with stairs rising to the first floor (with storage under) and a WC with a wash hand basin. The open plan kitchen/breakfast room is a superb space with double doors leading out to the garden.



The kitchen comprises; a range of wall mounted cupboards, base units and drawers, inset 1¼ sink, built in cooker, electric hob, built in fridge and an integrated dishwasher. The utility room is accessed via the kitchen and offers a further range of base units, sink, space and plumbing for appliances and a door leading out to the garden.

The sitting/dining room is a spacious reception room with a beamed ceiling, wood burning stove and an aspect out to what was originally the traditional front of the property. A door from the sitting room leads into a further snug/study which provides excellent space for those needing to work from home.

The first floor comprises a landing with a fabulous large window on the stairs, showcasing the far-reaching countryside views the property has to offer, 4 bedrooms (all enjoying lovely views) and a family bathroom with a bath, shower, WC and a wash hand basin.

Bedroom 1 is a stunning principle double bedroom with a vaulted A-frame ceiling and double doors leading out onto the wrap around balcony which enjoys a beautiful outlook over the property's land and countryside beyond. Bedroom 1 also benefits from built in wardrobes and an en suite bathroom with a bath, shower, WC and a wash hand basin.

ANNEXE

The annexe benefits from under-floor heating throughout and has been impressively and tastefully converted to form excellent self-contained additional living space.

Front door leads into a double bedroom with a double height ceiling providing ample light and a sense of space. A door from the bedroom leads into the en suite shower room with a shower, WC and a wash hand basin. A further door from the bedroom leads into a generous living area with a range of cupboards which could form a kitchenette if required and double doors leading out to an area of garden which enjoys a superb view over the land.

OUTSIDE

The property is approached by its own sweeping gravel drive, passing the annexe and leading to an substantial area providing ample parking for numerous vehicles. A timber car port and workshop provide useful additional parking and storage space if required.

The gardens for the property are a true feature and are predominantly laid to lawn with a delightful variety of mature trees, shrubs and plants. A covered patio terrace offers an excellent space for al fresco dining and enjoys a feature glazed floor tile with a light, showcasing the former well the property used to draw from.

The land is divided into three pasture paddocks with two having a slight gradient and the third gently sloping. The land would be excellent for those looking to keep horses, especially as you are able to see over the majority of the land from the main house.

In all the property extends to approximately 3.07 acres.

SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired central heating and air source heat pump, wood burning stove. Broadband availability: Ultrafast and Standard, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

What3words.com - ///letters.engage.generally



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		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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