



Pontious Piece Cottages



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Minions, Liskeard, Cornwall, PL14 5LQ

Liskeard 5.4 miles - Launceston 11.7 miles - Plymouth 24.6 miles

A sympathetically restored Cornish cottage with a self-contained annexe in an idyllic moorland setting with no near residential neighbours

- 3 Bedroom Cottage
- Solar Energy and Battery Storage
- No Near Residential Neighbours
- Tenure: Freehold
- 1 Bed Self-Contained Annexe
- Peaceful Moorland Setting
- Gravelled Driveway
- Council Tax Band: TBC

Guide Price £650,000

SITUATION

The property is positioned rurally on Bodmin Moor, enjoying the vast expanses of unspoilt Cornish countryside on its doorstep. Offering peace and tranquillity yet in an accessible location, it is ideally suited for those looking for a rural setting to enjoy the dramatic landscapes that Bodmin Moor provides, for walking, out-riding and other country pursuits. The hamlet of Minions has a popular tea room and convenient store, with both towns of Launceston and Liskeard being accessible from the property and offering an excellent and diverse range of shopping, educational and leisure facilities. The A30 at Launceston connects the Cathedral cities of Truro and Exeter, whilst the mainline railway station at Liskeard provides access to Plymouth and London.

DESCRIPTION

A stunning and sympathetically restored 3 bedroom cottage and an adjoining 1 bedroom annexe, with great eco credentials in an idyllic rural setting with no immediate residential neighbours. The property has been restored by the current owners over the last 2 years who have paid great attention to detail throughout, with the use of fine materials including Italian sandstone flooring, natural slate and solid oak worktops, window sills, door frames and skirting.

ACCOMMODATION

Throughout the property, great care and attention to detail has been taken whilst restoring the cottages to now offer a comfortable family home in a truly special location seamlessly merging rustic charm with modern elegance. Comprising a 3 bedroom cottage with a 1 bedroom annexe, the property ideally suits extended families, an independent/dependent relative or those looking to derive an income stream.



The main 3 bedroom cottage has an open plan kitchen diner with a door and windows overlooking the rear garden. The use of Italian sandstone and solid oak throughout the kitchen/diner offers a quality finish, with a fitted range of modern day appliances including a dishwasher, fridge, freezer, freestanding electric cooker with gas hob, and has a space to one end for a dining table and chairs. There is a generous utility to the far end with a side access and a fitted range of base units, worktops, a washing machine with separate tumble dryer, loft storage above and a separate ground floor wc. The sitting room has a contemporary woodburning stove and windows that overlook the front, with the oak staircase to one end. The first floor offers 3 bedrooms in total with the principle bedroom benefiting from a stylish en-suite shower room. The family bathroom follows the same style as the ensuite, with the addition of a freestanding bath separate to the walk in shower.

The adjoining 1 bedroom annexe is completely self contained, yet follows the same style as the main cottage. A similar fitted kitchen has an integrated fridge/freezer with a washing machine/tumble dryer, an electric cooker with gas hob and feature exposed stonework to one end. The sitting room has a centrally positioned wood burning stove, with the first floor offers the double bedroom and deceptively spacious ensuite shower room.

OUTSIDE

The property is approached via a right of way over the adjoining farmland over a single track laid to hardcore and gravel. Upon entering the property's boundaries, an area of gravel is allocated for parking several vehicles with the remains of various former stone barns still in situ. A post and wire fence surrounds the property with an area to the rear mainly laid to lawn, with an adjoining polished granite patio. There is a storage shed to the opposite end and a separate outbuilding housing the solar controls and batteries. An additional stone outbuilding with corrugated iron roof could be used as additional storage and the front of the property is bounded by a gravel footpath, stone wall and raised lawn.

SERVICES

Mains water and drainage. Electric via privately owned solar panels with back up gas fired generator. Gas fired central heating with additional wood burning stoves. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From Launceston take the B3254 road south through the village of South Petherwin to the crossroads at Congdons Shop. Continue straight across signposted to Liskeard, passing through the villages of Berriobridge and Middlewood. Pass through the hamlet of Darleyford continuing up the hill into Upton Cross and at the cross road, turn right by the primary school. Proceed on this road into Minions, passing the tea room on the left hand side and continue for approximately 200m turning left immediately after the signpost for 'The Hurlers'. Continue along this track through the farm gate, until the property will be found at the end.

NOTE: Please ensure all gates are left as found due to farm animals grazing.

what3words.com: ///pigs.radiated.generated



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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