



Grove Villa





# Grove Villa

Tremar, Liskeard, Cornwall, PL14 5HE

Liskeard 2.6 miles - Plymouth 22 miles - Looe 11.3 miles

A well presented family home with a self-contained annexe, set in 2.17 acres and occupying a stunning rural position.

- 3 Bedroom Main House
- Peaceful Rural Position
- Useful Outbuildings
- Pasture Paddock
- Freehold
- 1 Bedroom Annexe
- Delightful Gardens
- Approximately 2.17 Acres in All
- Off Road Parking
- Council Tax Band: D & A

Guide Price £595,000

## SITUATION

The property is situated in the sought after and popular hamlet of Tremar. The village lies within easy access of open moorland, popular with walkers, mountain bikers and horse riders, with a popular farm shop less than 1 mile away. The neighbouring village of St Cleer has further amenities such as the Parish Church and Public House, along with a highly regarded primary school, children's play area, bus links, village hall, local Football Club and sports pavilion. Approximately 2.6 miles away is the local market town of Liskeard which offers a range of shopping, educational and recreational facilities with sports centre and a mainline railway station serving London Paddington via Plymouth. The city port of Plymouth lies 22 miles from the property with excellent amenities including ferry services to northern France and Spain.

## DESCRIPTION

A well presented family home occupying a delightful and secluded rural setting, set in approximately 2.17 acres in all. The property comprises 3 bedrooms, a study, kitchen, utility, sitting room, family bathroom and a downstairs WC as well as a quaint self-contained one bedroom cottage. The outside provides lovely gardens, a range of outbuildings, off road parking and a paddock.





## ACCOMMODATION

The front door leads into the entrance hall with a downstairs WC and storage cupboard housing the boiler. The kitchen/breakfast room has a range of wall mounted cupboards, base units and drawers, space for dishwasher and oven with gas hob and extractor fan over. The utility room is accessed via a separate door and offers a further range of base units, sink, and space for appliances. The sitting/dining room is a spacious dual aspect reception room with two fireplaces one of which houses a wood burning stove and access via a stable door out to the patio.

The first floor offers 3 double bedrooms and a family bathroom comprising shower, bath, wash hand basin, WC and towel rail. The 3rd bedroom has access via stairs to the study, offering ample eaves storage.

## ANNEXE

The detached annexe provides ancillary accommodation and comprises; Front door opens into a utility room, housing the boiler with under stair storage, a door to the kitchen which comprises a range of wall mounted cupboards, base units, inset sink, oven, hob and extractor fan over. A door from the kitchen leads into a generous living area with access out onto the garden. Stairs lead to a large double bedroom with exposed stone wall and en suite shower room.

## AGENTS NOTES

1. Please note that the annexe is subject to a Section 106. For further information, please contact Stags Launceston office.
2. The loft has spray foam insulation which still benefits from the remainder of a 25 year guarantee following the installation in 2006.

OUTSIDE

Approached via a charming bridge crossing a stream, the driveway offers ample parking, situated in front of the detached double garage with up and over doors. The gardens enjoy the most pleasant views over the land and adjoining countryside and boasts an array of mature shrubs and plants. Accessed from the patio there is a most useful open multi-purpose barn, an enclosed storage shed and log store. From the garden there is gated access to the adjoining pasture paddock. The property in all extends to approximately 2.17 acres.

## SERVICES

Main electricity, water and drainage. Oil fired central heating and wood burning stove. Broadband availability: .Ultrafast, Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

Flood Risk: Rivers and Sea - High, Surface water - Medium.

## VIEWING

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

### DIRECTIONS

What3words.com - ///viewing.gifted.brambles





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		77
(81-91) B		
(69-80) C		58
(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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