



D. R. Kivell
COUNTRY PROPERTY

Nine Oaks

St. Ive- Liskeard, Cornwall



Nine Oaks, St. Ive

Liskeard, Cornwall

St Ive 1 Mile Callington 2 Miles Liskeard 4 Miles Plymouth 18 Miles

 5 Bedrooms  3 Reception Rooms  2 Bathrooms  EPC D64  1.68

Quietly located and spacious character rural property, 5 bedrooms, 3 reception rooms, integral double garage, 1.68 acres of gardens and paddock. Far reaching panoramic views. Further land available.

Nine Oaks is quietly situated a short distance from the rural village of St Ive, Callington is 2 miles east and Liskeard 4 miles west both offer day to day facilities with individual shops, supermarket, health, educational and recreational facilities. Launceston (A30) is 14 miles to the north and Plymouth (A38) is 17 miles to the south east.



Nine Oaks is a spacious and well appointed family residence with extensive reverse accommodation taking full advantage of the extensive panoramic far reaching countryside views. The accommodation has been updated over recent years whilst retaining its character features and charm, benefiting from uPVC and timber framed double glazed windows and doors and LPG gas central heating. On the Ground Floor there are 4 double bedrooms, sitting room, study, utility room and family bathroom and on the First Floor; A quadruple aspect Kitchen / Dining / Sitting Room with a vaulted ceiling and exposed 'A' frame beams, recessed cut stone fireplace and wood burning stove. French Doors open onto the roof terrace with spectacular far reaching views over the surrounding countryside. A large dual aspect master bedroom and en suite shower room.

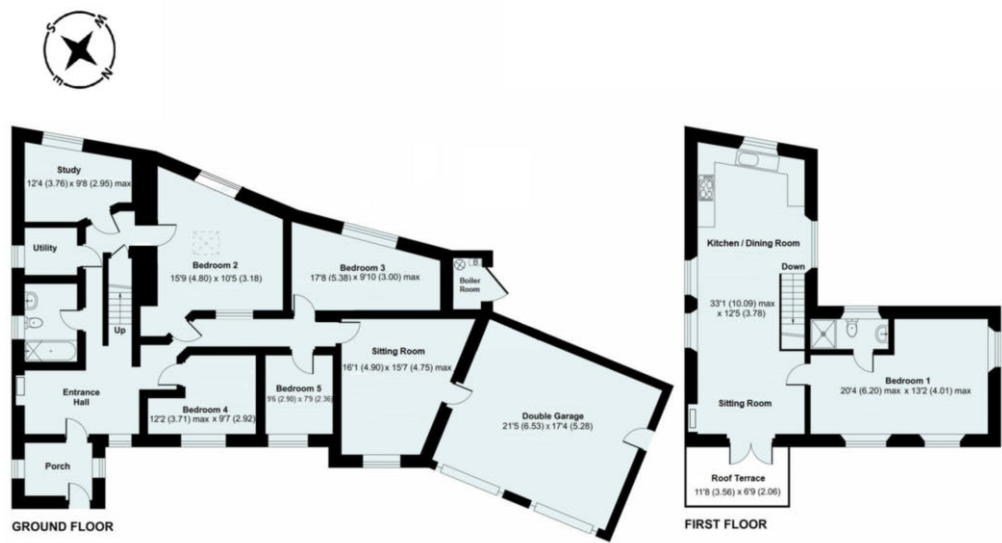


Outside

The property is approached over a quiet country lane through a gated entrance onto a tarmac entrance drive opening onto a gravelled parking area at the front of the house. There is an integral Double Garage: 6.53m x 5.18m (21'5 x 17) which has a pair of roller doors to the front and pedestrian access door to the side.

The level lawned gardens are enclosed within tree lined Cornish bank hedging and post and rail fencing. Across the drive is a further level lawned garden interspersed with a variety of evergreen and deciduous trees, a vegetable garden and chicken run. Beyond the garden is a level paddock which can also be accessed from the country lane.





Measurements are approximate. Not to scale. Illustrative purposes only



Services & Information

- Water – Mains
- Electricity – Mains
- Drainage – Private Septic tank
- Telephone and Broadband – Open reach connection
- checker.ofcom.org.uk
- Mobile Signal - checker.ofcom.org.uk
- Heating – LPG Gas fire central heating & Woodburning Stoves
- Council Tax Band – D
- EPC – D64

Tenure

The property is offered for sale freehold with vacant possession on completion.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall TR1 3AY. Tel: 0300 1234 100.

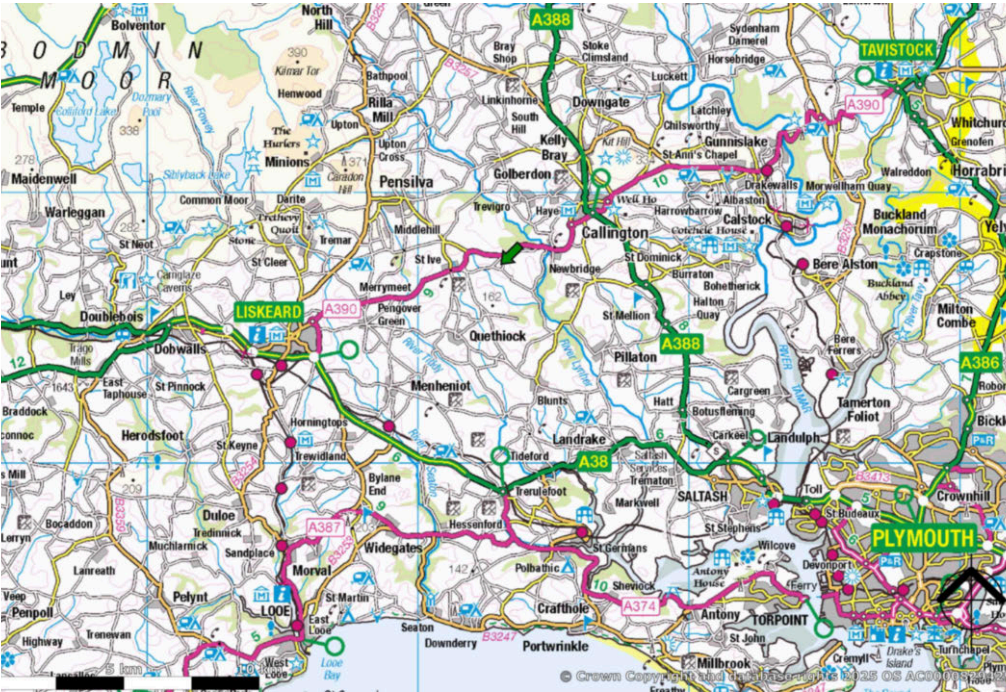
Viewing Arrangements

Strictly by arrangement with D. R. Kivell Country Property. Tel: 01822 810810.

Agent's Notes

The property is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be whether mentioned in these general remarks and stipulations or particulars of sale or not. All figures, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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