



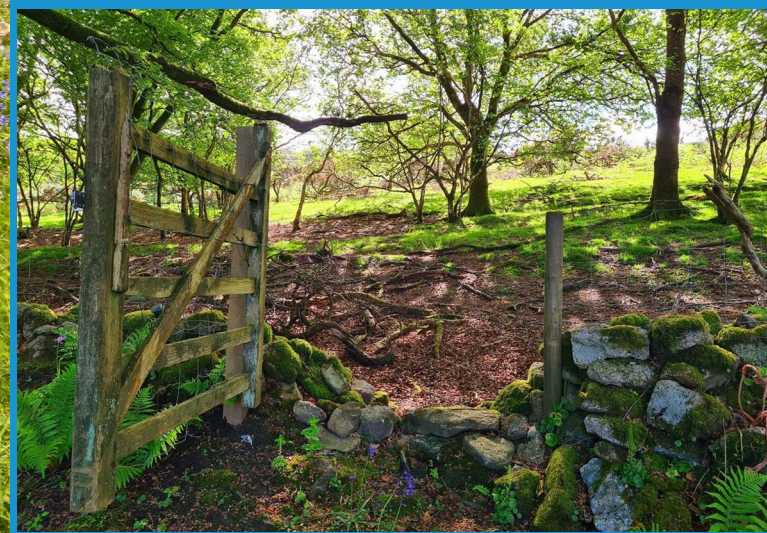


A detached 4 bedroom character property situated in an idyllic location enjoying great views and wonderful gardens with a gate providing access into open Moorland giving buyers great enjoyment of the Moors on your doorstep. The cottage itself has a wealth of character features including an en-suite master bedroom and 2 reception rooms alongside an open-plan kitchen and breakfast room. The gardens are very impressive and offer seclusion and privacy with established seasonal gardens and a wealth of plants, shrubs and trees totaling approximately half an acre.

The property is approached via the front where there is a driveway leading to a single garage. Steps lead up to the property and the front and side gardens, which enjoy a profusion of plants and seasonal colour. To the other side of the property there are further gardens and outhouses, with wonderful views across the surrounding countryside. The rear garden is the star of the show, with a lawned garden and a central pathway enclosed by tree lined borders leading into a wonderful wooded area again with a range of seasonal colour and the wooden gate leading on to the Moors.

The cottage itself features spacious living accommodation with an entrance hallway which leads through to a dining room or home office, which in turn leads through to a rear porch. There is a spacious open living room with feature stone fireplace and access into the conservatory at the side. To the other end of the cottage there is a spacious open-plan kitchen and breakfast room, ideal as a family space and for entertaining. On the first floor there are 4 bedrooms with the master bedroom en-suite alongside the family bathroom. Many of the rooms enjoy a good view or outlook, either across the surrounding countryside or into the garden.

The current vendors have updated the property and cleared the garden although the property does require further modernisation, allowing buyers to put their own stamp on the property.



- Detached Character Cottage
- 4 Double Bedrooms (One En-Suite)
- Direct Access to the Moors

- Countryside Views
- Open Plan Kitchen/Breakfast Room
- Garage & Off Road Parking

Situation

Situated on the edge of Upton Cross, close to it's primary school, public house and Sterts Open Air Theatre. With Pensilva a stones throw away the property is closely to located to a range of amenities including a doctors surgery, primary school and post office/general store. The Market town of Liskeard is a just 1.5 Miles south with its vast variety of local shops, educational and social facilities as well as its popular main line railway and access to the A38.

The usual market town facilities can be found in Liskeard including a wide range of shopping, educational and recreational facilities with a sports centre and main line railway station. The city of Plymouth lies within commuting distance where there is also excellent shopping, and car ferry to France and Spain. The South Cornish coastline lies approximately 10 miles distant. Golf is available at Bindown, near Looe, also at the spectacular waterside course at Portwrinkle and the internationally renowned course at St Mellion with its additional leisure facilities. Boating, sea fishing and other water sports are available all along the South Cornish coast. The property is conveniently location with quick access to the town, railway station, A38 and of course the beautiful countryside and coastline of South East Cornwall.

Directions

The postal code for the property is PL14 5AJ. What Three Words 'adopters.bend.tiger' will take you to the property. Once you enter Downgate, travelling through the hamlet you can see the property on your right hand side as you drive towards Liskeard.





Lobby

10'9" x 7'9" (3.29m x 2.38m)

Kitchen

17'1" x 10'9" (5.21m x 3.30m)

Sitting Room

22'8" x 10'2" (6.91m x 3.12m)

Conservatory

12'5" x 8'11" (3.81m x 2.74m)

Snug

10'5" x 10'5" (3.20m x 3.18m)

Rear Porch

7'1" x 6'5" (2.16m x 1.96m)

First Floor Landing

Bedroom 1

11'4" x 10'7" (3.47m x 3.24m)

En-suite

7'10" max x 6'4" (2.41m max x 1.94m)

Bedroom 2

13'3" x 12'9" (4.04m x 3.91m)

Bedroom 3

11'5" x 11'1" (3.48m x 3.40m)

Bedroom 4

11'1" x 11'3" (3.38m x 3.45m)

Bathroom

10'5" x 5'8" (3.20m x 1.75m)

Services

Mains Electricity & Water. Private

Drainage.

Electric Heating.

Council Tax Band E.

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		
		72
	23	
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR





| Downgate | Liskeard



Town • Country • Coast

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.