

NIGHTINGALE COTTAGE



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East Taphouse, Liskeard
PL14 4NP
Guide Price: £172,000



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5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Brimming with character and comfort, Nightingale Cottage is a beautifully maintained property and a highly successful holiday let, one not to be missed.

As you step into the property, you're welcomed by a bright and spacious open-plan kitchen, dining, and living area —thoughtfully designed for both comfort and style. This space is perfect for entertainment or relaxation.

Upstairs, the property boasts a generously sized double bedroom, complete with an en-suite shower room and the added charm of a cozy log burner.

A door from the bedroom leads to a well-proportioned attic room, this space currently used for storage but offers great potential to be transformed into a creative studio or reading room, the options are endless.

Outside, the cottage enjoys the added benefit of a private courtyard, an ideal spot for outdoor dining, relaxing or enjoying the Cornish sun.

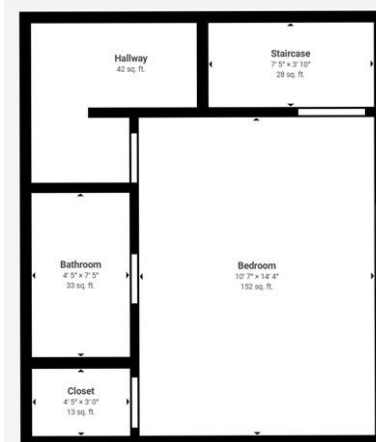
The property also includes the convenience of a dedicated parking space, along with a shed/workshop providing additional storage.



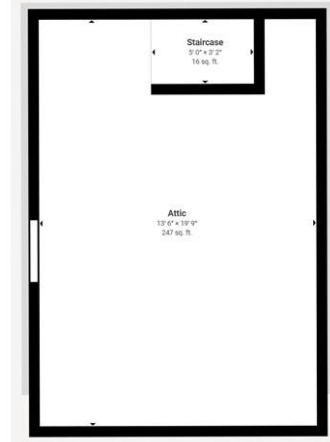
Ground Floor



First Floor



Second Floor/ Attic Space



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KEY FEATURES

Beautifully presented Cottage

Opportunity to continue a successful holiday let/ Airbnb.

Open Plan Kitchen, Dining Room & Living Room.

Large Double Bedroom with En-Suite Shower Room

Attic space, currently used for storage.

Private Courtyard

Designated Parking Space

Shed/ Workshop

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: N/A

TENURE: Leasehold

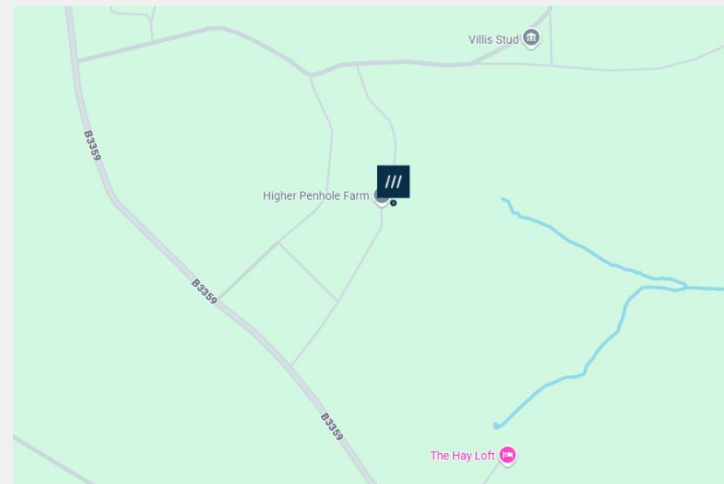
Remainder of 999-year lease that commenced in 2007.

Ground rent - £100 p/a

Service Charge - £1475 p/a

The property does have an occupancy restriction so that it cannot be used as a main residence.

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what3words: ///infinite.regrowth.pizza



SERVICES:

Heating – Oil fired central heating

Electric – Mains

Water –Mains

Sewerage- Septic tank



SCHOOLS:

Lostwithiel Primary School

St. Winnow C of E School

Liskeard Hillfort Primary School

Liskeard School & Community College

TRANSPORT LINKS:

Approximately 10 miles from Looe Town

Lostwithiel Railway Station, approximately a 15-minute drive.

Approximately a 20-minute drive to join the A30.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	41 E	
21-38	F		
1-20	G		

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