



Hillford Cottage



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Duloe, Liskeard, Cornwall, PL14 4QF

Duloe 2.7 miles – Looe 5.5 miles – Liskeard 10.9 miles

A fantastic opportunity to purchase a charming detached cottage with a self-contained annexe in a delightful rural Cornish hamlet.

- Detached 3 Bedroom House
- Detached 1 Bedroom Annexe
- Charming Rural Hamlet
- Delightful Countryside Views
- Approximately 1.55 Acres
- Off Road Parking & Garage
- Freehold
- Council Tax Band: C

Guide Price £625,000

## SITUATION

The property is situated in the rural hamlet of Trefanny Hill between the villages Lanreath and Duloe. The market town of Liskeard is 10.9 miles with a range of amenities including mainline railway station with regular services to London Paddington via Plymouth and Exeter.

The large coastal town of Looe is just over 5 miles away, with a further range of everyday amenities including schools, many small shops, restaurants, galleries and pubs together with a bustling working fishing harbour. The South Cornish coastline offers a variety of popular beaches and access to the stunning South West Coast Path.

The city of Plymouth is 24.8 miles offering a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports.

## MAIN HOUSE

This superbly presented stone detached house offers a wealth of charm and character throughout and the accommodation briefly comprises; a spacious open plan kitchen/dining room with a range of wall mounted units, base units and drawers, island providing further work surface and cupboard space, sink, built in cooker with a hob and extractor hood over, space for appliances, an impressive fireplace housing a wood burning stove and stairs rising to the first floor.

A doorway from the kitchen leads into the generous sitting room with a wood burning stove, double doors out to the terrace, a secondary staircase leading to the first floor a door through to the downstairs shower room with a shower, WC and a wash hand basin.



The first floor comprises a landing, 3 bedrooms and a bathroom with a bath, WC and a wash hand basin. The staircase from the kitchen dining room leads up to the landing with access to each of the bedrooms and bathroom, however the secondary staircase leads exclusively up to Bedroom 1.

### **ANNEXE**

A well presented and delightful converted stone barn, providing an impressive self-contained annexe. The accommodation comprises; an entrance hall which leads into a most impressive open plan kitchen/living space with a vaulted a-frame ceiling, flagstone flooring and a wood burning stove. The kitchen area comprises; a range of wall mounted cupboards, base units and drawers, sink, built in cooker with a hob and extractor hood over, integrated dishwasher, island with additional work surface and cupboard space, space for appliances.

A door leads through to an attractive double bedroom with the accommodation being completed by a shower room located off the entrance hall.

### **OUTSIDE**

The property is approached by a private drive leading to a parking space for the annexe and then leading down past the main house to an area of parking for numerous vehicles in front of a stone garage/workshop.

Adjacent to the parking there is a beautiful sloping paddock. There is currently a shepherd's hut in the paddock but please note that this is being taken by the current owners.

The gardens around the main house are mainly laid to lawn with a range of trees, mature shrub borders and flower beds. A superb terrace off the sitting room offers an ideal space for outdoor dining with fantastic views over the land and countryside beyond.

In all the property extends to approximately 1.55 acres.

### **SERVICES**

Mains electricity and water. Private drainage via a septic tank. Storage heaters and multifuel burning stoves. Broadband available: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents has not inspected or tested these services.

### **VIEWINGS**

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

### **DIRECTIONS**

From Liskeard head along the A38 towards Dobwalls, take the 2nd exit at the roundabout joining the A390. Proceed along this road for 2.2 miles, pass through the village of East Taphouse and turn left towards Looe. Continue along this lane for approximately 3.4 miles and turn left signposted Duloe 4 miles, then in 0.7 miles turn right, continue along the lane for 1.3 miles into Trefanny Hill, at the junction cross the road and turn immediately right onto the driveway for the property.

### **What3words.com**

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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	
(12 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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Denotes restricted head height

Approximate Area = 1374 sq ft / 127.7 sq m  
 Annexe = 410 sq ft / 38.1 sq m  
 Garage = 297 sq ft / 27.6 sq m  
 Shepherd's Hut = 171 sq ft / 15.9 sq m  
 Limited Use Area(s) = 36 sq ft / 3.3 sq m  
 Total = 2288 sq ft / 212.6 sq m  
 For identification only - Not to scale

Annexe

First Floor

Ground Floor

Garage

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1104892