



# Keasts House

Draynes, Liskeard, Cornwall, PL14 6RY

KIVELLS



## *Keasts House*

Draynes, Liskeard, Cornwall, PL14 6RY

Guide Price **£340,000**

Generously proportioned three bedroom residence in an idyllic location

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Off-road parking, substantial garage and former summerhouse

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Set on a generous sized plot with gardens to both the front & rear elevations

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Tremendous potential to improve the living accommodation

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## Description...

Nestled within the idyllic draynes valley, Keasts House is an 18th Century rustic and charming three bedroom semi detached residence set away from the road that occupies a substantial plot and is well positioned amongst peaceful surroundings.

This deceptively spacious property offers off-road parking for multiple vehicles and generously proportioned gardens to both the front and rear elevations.

For sale for the first time in over 22 years, the property has tremendous potential and could benefit from an element of modernisation throughout but is wonderfully located moments from many walks including Golitha Falls and Sibleyback Lake.

An internal viewing is essential to appreciate not only the wonderful location in which the property lies but also the well proportioned living accommodation that it offers.



## Accommodation

Entrance via wooden door, wooden single glazed window, wooden beams to ceiling, radiator, doors off to Kitchen & Dining Room

### Kitchen

Aluminum single glazed window to the front elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, space for freestanding cooker, space and plumbing for dishwasher and washing machine, space for freestanding fridge freezer, wooden beams to ceiling, door leading to pantry.

### Dining Room

uPVC double glazed double doors opening onto the rear garden, open fireplace, wooden beams to ceiling, radiator.

### Hallway

Doors off to ground floor rooms, stairs rising to first floor, wooden door with glazed panelling inset opening onto rear garden.

### Living Room

Dual aspect having single glazed windows to both the front and rear elevations, open fireplace with brick surround and granite mantle over, wooden beams to ceiling, television point, radiator.

### First Floor

Doors off to all first floor rooms, aluminium single glazed window to the front elevation, access to attic via loft hatch.

### Bedroom

Steel single glazed window to the rear elevation, radiator.

### Bathroom

Aluminum single glazed window to the front elevation, low-level W.C., pedestal wash and basin with individual taps and tiled splash back, bath with individual taps and tiled surround, radiator, chrome heated towel radiator, built-in airing cupboard.

### Bedroom

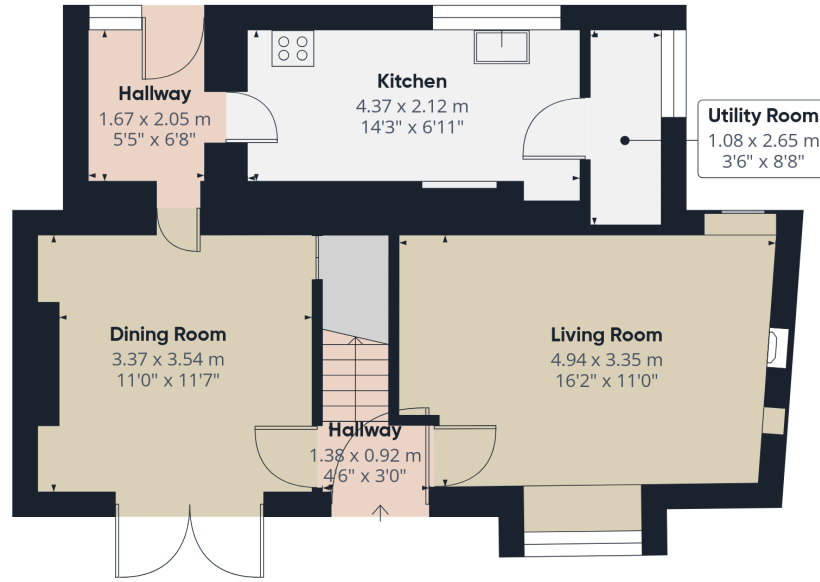
Aluminum single glazed windows to the front elevation, radiator.

### Bedroom

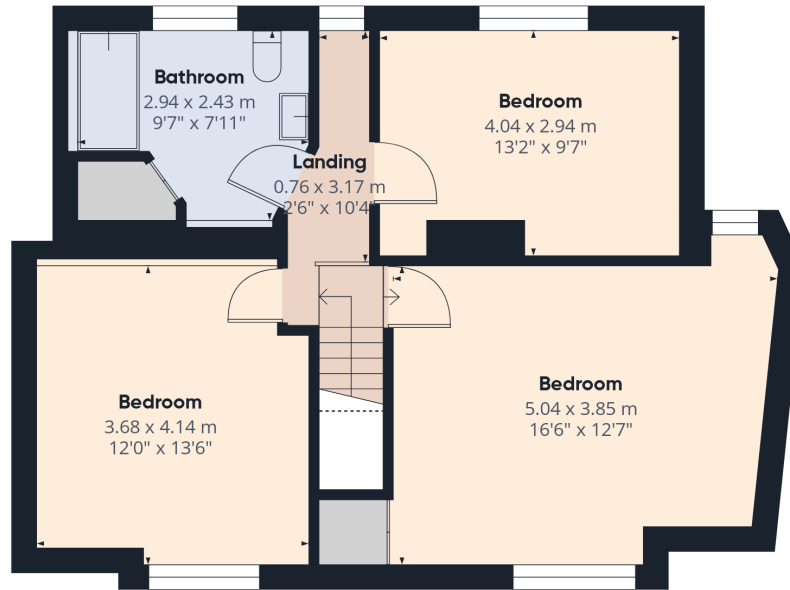
Dual aspect having single glazed windows to both the front and rear elevations, built in storage cupboard, access to attic via loft hatch, radiator.



Floor plan



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
105.6 m<sup>2</sup>  
1137 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

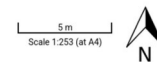
GIRAFFE360



  
Land Plan



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## Outside

Being positioned within a tranquil and peaceful setting set back from the road, Keasts House occupies a generous size plot of approximately 0.22 acres having a wealth of off-road parking available on the private driveway and low maintenance gardens to the front and rear elevations.

The mature gardens that surround the property are a haven for wildlife and offer a spectacular opportunity to be landscaped to the new owners specification. There are a variety of areas to relax and enjoy this picturesque setting within the grounds of Keasts House.

Set adjacent to the property is a substantial garage and store that is in need of repair but offers the potential to be utilised for a multitude of uses. There is an abundance of mature flowering trees and shrubs dispersed throughout the gardens with colour to be enjoyed throughout all seasons.

Also located within the boundary is a former summerhouse, which the owner currently uses as a workshop and for storage.





## Services

Mains electricity, water, private drainage and oil fired central heating

 EE Rating - E

 Council Tax Band - C

 Directions

What3Words - cackling.scariest.firm

 Virtual Tour

<https://tour.giraffe360.com/d49be2d45a354a6b972473561b453256>

## Viewings strictly by appointment only

Please ring **01579 345 543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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