



Bosigran

Dobwalls, Liskeard, Cornwall, PL14 6LF

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Dobwalls, Liskeard, Cornwall, PL14 6LF

Guide Price **£550,000**

Spacious four-bedroom detached family home set across two generous floors

Sought-after semi-rural location on the outskirts of Dobwalls, enjoying far-reaching countryside views

Fantastic opportunity to modernise and create a superb family home

For sale with no onward chain



Description

Set on the outskirts of the ever-popular village of Dobwalls, this substantial four-bedroom detached home enjoys an enviable position, combining the peace and tranquillity of the countryside with the convenience of nearby local amenities.

Offering spacious and versatile accommodation arranged over two floors, the property provides an excellent opportunity for buyers looking to create their ideal family home. While requiring a programme of modernisation throughout, the generous proportions and well-balanced layout offer fantastic potential to update and personalise.

One of the standout features of this home is its far-reaching countryside views, providing a picturesque backdrop and a wonderful sense of space. Outside, the property sits within a generous plot with well-maintained gardens, offering plenty of room for families, entertaining, or simply enjoying the idyllic surroundings. A patio area provides the perfect spot for al fresco dining, while a selection of sheds and useful outbuildings offer excellent storage. The gardens are enclosed, creating a private and secure outdoor space.

Rarely do properties of this size, with such impressive potential and a sought-after semi-rural setting, come to the market. Offering the best of both worlds, this is an exciting opportunity to acquire a spacious family home in an idyllic location, with countryside living on your doorstep while remaining within easy reach of Dobwalls' excellent local amenities and transport links.



Accommodation

Entrance via a wooden door, stairs rising to the first floor with under stair storage cupboard below, uPVC double glazed window to the front elevation, radiator.

Hallway

Doors off to all ground floor rooms, access to attic via loft hatch, radiator.

Dining Room

Radiator, aluminium double glazed doors leading into:-

Sunroom

Dual aspect having uPVC double glazed Windows to the side and rear elevations, uPVC triple glazed sliding doors opening onto the garden.

Living Room

uPVC double glazed window to the side elevation, uPVC triple glazed sliding doors leading to the rear elevation, woodburning stove with slate hearth and mantle, radiators, television point.

Cloakroom

uPVC double glazed window to the side elevation, pedestal wash handbasin with individual taps, low-level W.C, shower cubicle with mixer shower over and glazed shower screen, radiator, tiled floor to ceiling.

Study

Dual aspect having uPVC double glazed window to the side and rear elevations, uPVC double glazed door leading to the garden, radiator.

Kitchen

Dual aspect having uPVC double glazed windows to both side elevations, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, undercounter space and plumbing for washing machine, built-in double oven, space for freestanding fridge freezer, electric hob with extractor fan over, radiator.

Porch

uPVC double glazed door leading to the front elevation, built in storage cupboard housing tumble dryer, LED downlights.

Bedroom

uPVC double glazed windows and double doors leading to the side elevation, uPVC door leading to the side garden, radiators, access to attic via loft hatch door into:-

En Suite

uPVC double glazed window to the rear elevation, shower cubicle with electric shower over and glazed shower screen, low-level W.C, pedestal wash hand basin with individual taps, radiator, towel radiator.



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First Floor

Doors off to all first floor rooms, uPVC double glazed window to the side elevation, radiator, access to attic via loft hatch, built-in airing cupboard.

Bedroom

uPVC double glazed window to the front elevation, radiator, built-in wardrobes.

Bedroom

Dual aspect having uPVC double glazed window to the side and rear elevation with far reaching countryside views, radiator, built-in wardrobe.

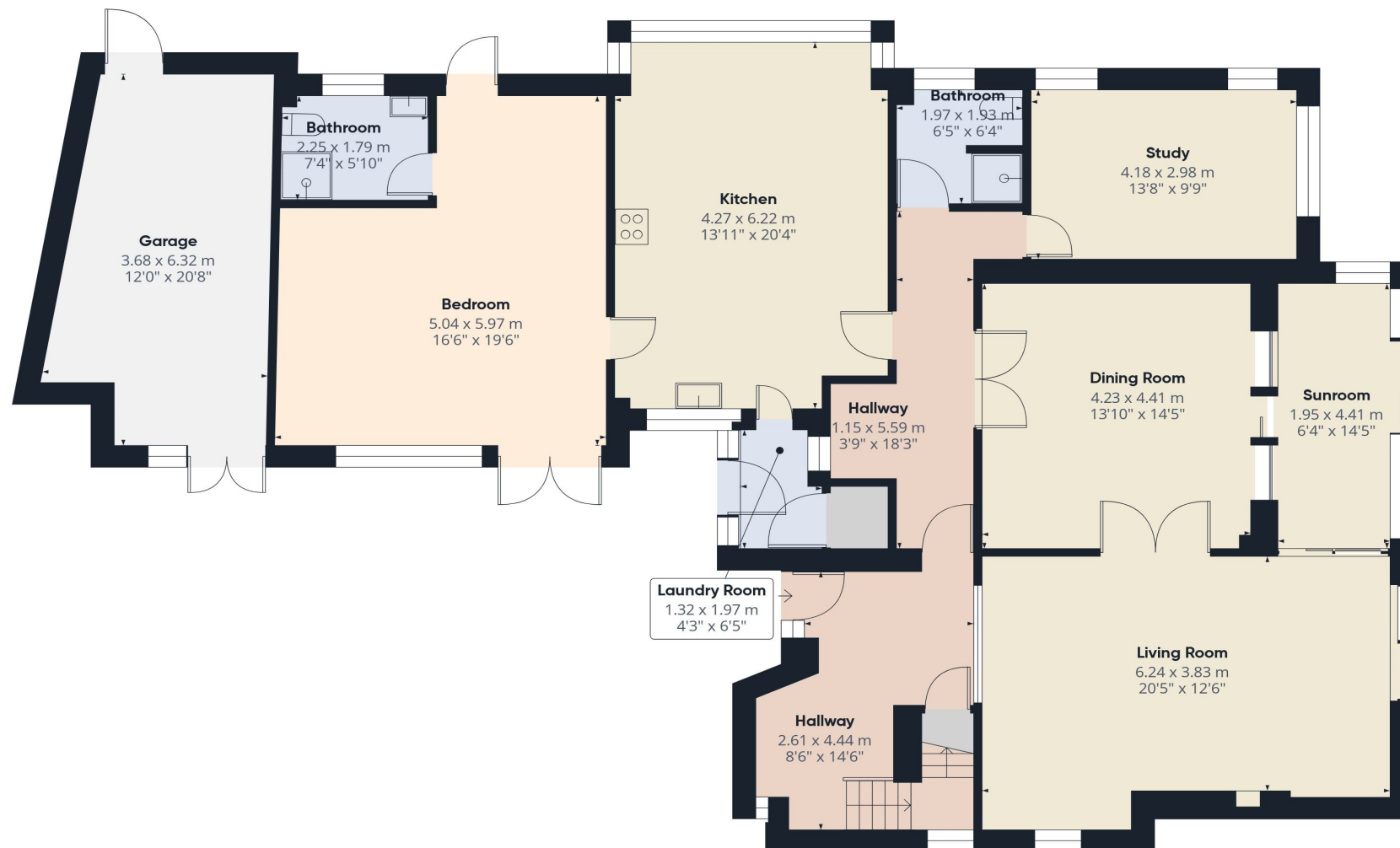
Bathroom

Obscure uPVC double glazed window to the side elevation, low-level W.C, radiator, pedestal wash hand basin with mixer tap over, bath with panelled surround and mixer shower tap over with glazed shower screen, partially tiled.

Bedroom

Dual aspect having uPVC double glazed windows to the side and rear elevations, radiator, built in wardrobes.





Approximate total area⁽¹⁾

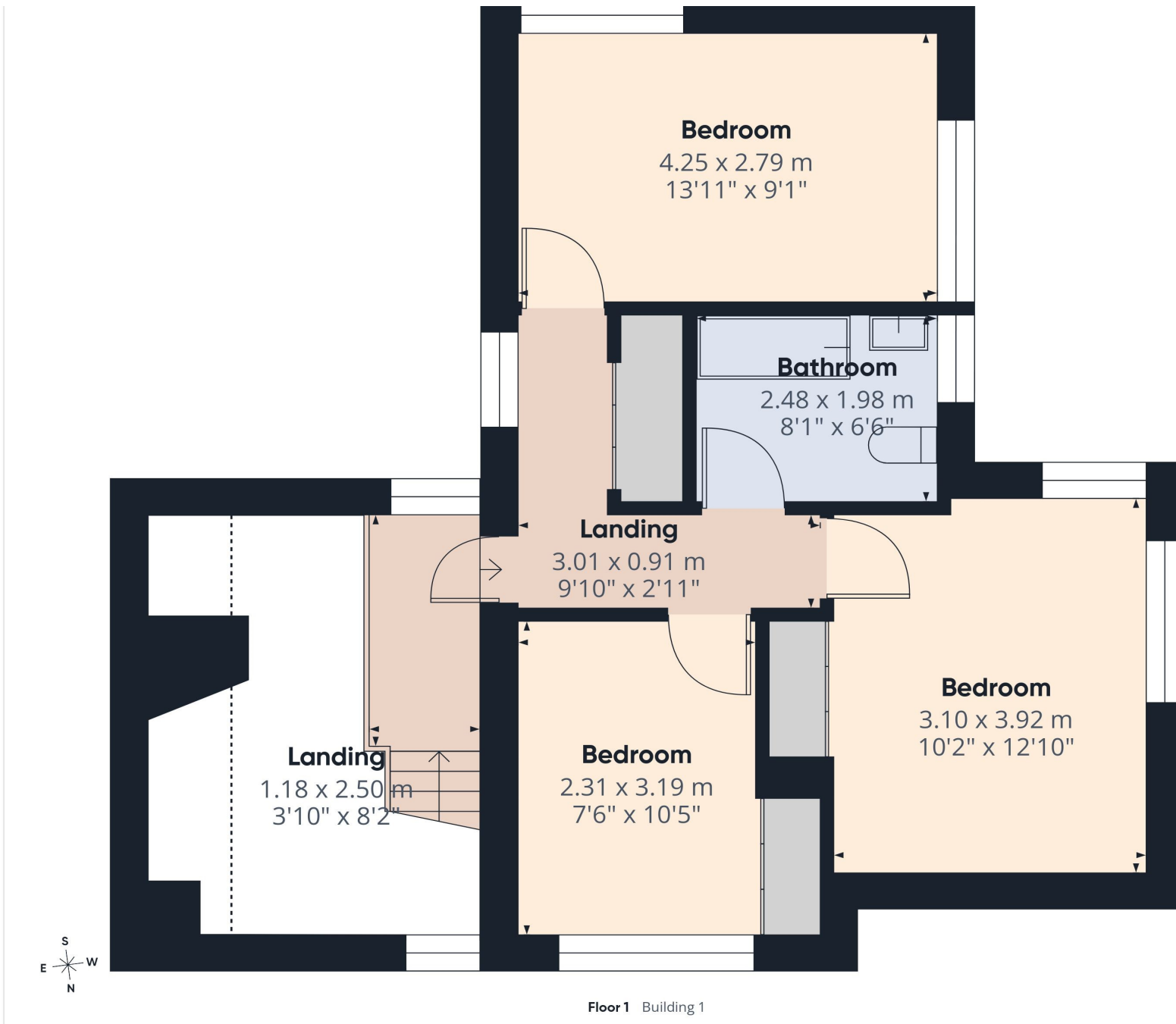
169.6 m²
1827 ft²

(1) Excluding balconies and terraces

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

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Floor 0 Building 1



Approximate total area⁽¹⁾

46.5 m²
502 ft²

Reduced headroom

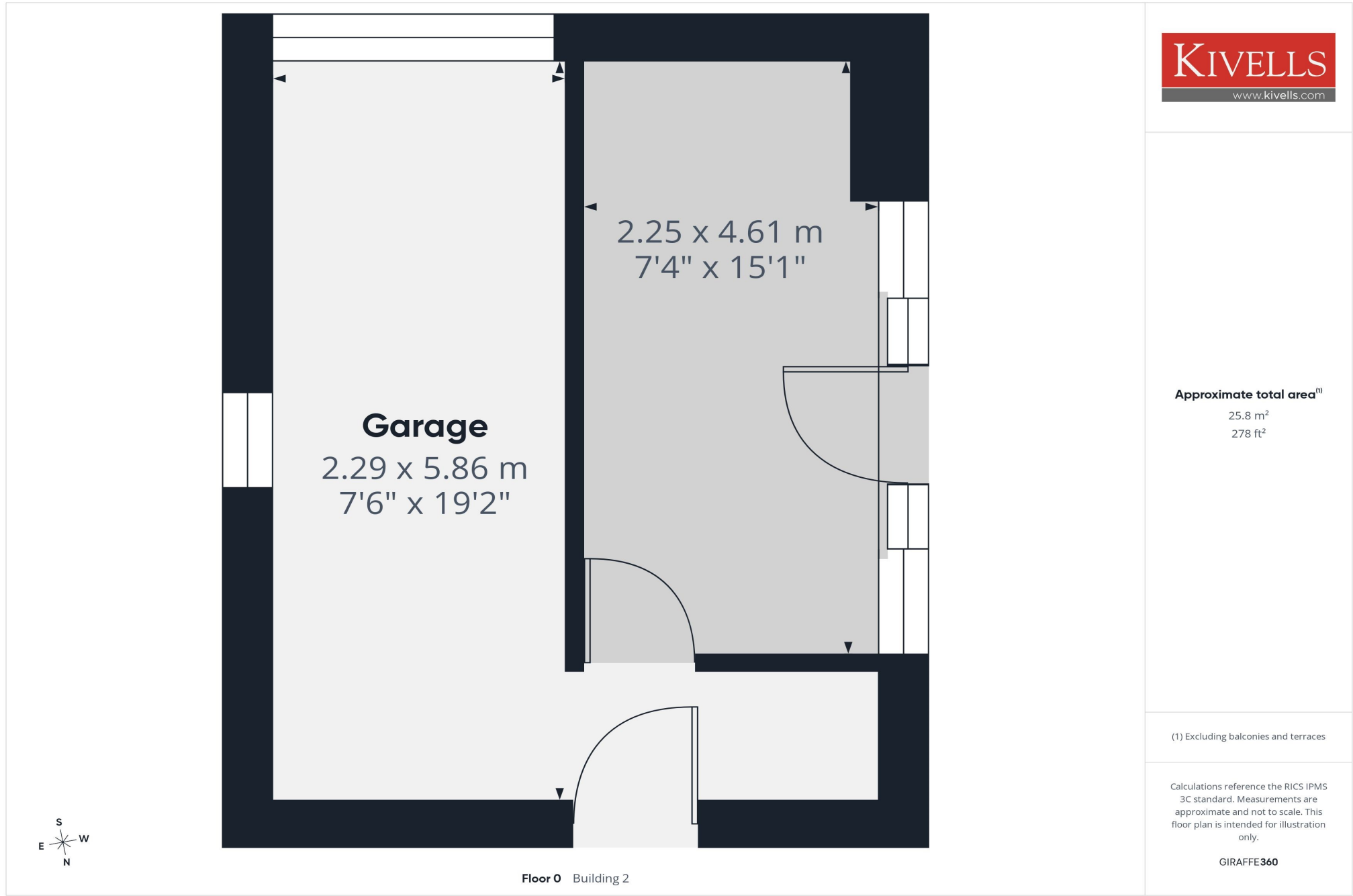
0.1 m²
1 ft²

(1) Excluding balconies and terraces

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

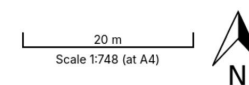
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

The property is approached via a gated entrance leading onto a tarmac driveway, providing ample off-road parking for multiple vehicles. Occupying a generous plot, the gardens extend to the front, side and rear of the property, creating an attractive and private outdoor setting.

Predominantly designed for ease of maintenance, the enclosed gardens are bordered by a combination of mature hedging and fencing, offering a wonderful degree of privacy and security. A variety of established trees, shrubs and planting provide colour and interest throughout the seasons, while the far-reaching countryside views create a truly idyllic backdrop.

A paved patio offers the perfect space for outdoor dining and entertaining, with the surrounding gardens providing plenty of room to relax and enjoy the peaceful setting. In addition, there are a number of useful outbuildings, ideal for storage, workshop space or a range of other uses, further enhancing the property's appeal.



Services

Mains electric, water and private drainage. The property also benefits from having an air source heat pump.



EE Rating - A



Council Tax Band - E



Directions

What3Words – [bookmark.capers.burn](https://www.what3words.com/bookmark/capers.burn)



Virtual Tour

<https://tour.giraffe360.com/651ec77a75e74243a107a6d6cd506eca>

Viewings strictly by appointment only

Please ring **01579 345543** 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.

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