



Tyakcoth

Linkindale, St Neot, Liskeard, PL14 6NR

KIVELLS



Tyakcoth

Linkindale, St Neot, Liskeard, PL14 6NR

Guide Price £575,000-£600,000

Homely four bedroom detached barn conversion on the periphery of St. Neot

Ample off road parking and a detached double garage

Occupying approximately 0.75 acres of grounds with countryside views

Versatile accommodation with a one bedroom self contained annex within



Description...

Nestled on the outskirts of the ever popular Cornish village of St. Neot, Tyakcoth is a substantial and deceptively spacious family home that offers the potential for multigenerational living.

Excellent positioned in a quiet and tranquil location just moments from the village of St. Neot, Tyakcoth boasts 2179 Sq Ft of versatile living accommodation throughout and has been well maintained by the current vendors.

Occupying a generous sized plot of approximately 0.75 acres the mature gardens enjoy far reaching countryside views and are predominantly laid to lawn with a variety of mature flowering trees and shrubs dispersed throughout.

There is an array of areas to relax and enjoy the peaceful surroundings that the property offers.

Tyakcoth is a delightful four bedroom residence that offers the potential to be utilised for a large family home or divided for multigenerational living accommodation.

An internal viewing is essential to not only appreciate the picturesque setting in which the property is located but also the wonderful living accommodation that it offers.



Accommodation

Entrance via a wooden stable door with obscure glazed panelling inset opening into:-

Porch

Wooden double glazed window to the side elevation, LED downlights, under floor heating.

Bedroom/ Office

Wooden double glazed windows to the rear elevation, LED downlights, built in storage cupboards, radiator, under floor heating.

Open Kitchen/ Dining & Snug

Dual aspect having wooden double glazed windows to the front and rear elevations, wooden beam to ceiling, radiator, television point, a range of fitted base units with granite worktops over incorporating a ceramic sink with mixer tap, space for freestanding range master stove oven with seven ring gas hob, built in larder storage cupboard, built in storage cupboard, under counter space and plumbing for dishwasher, wooden beams to ceiling.

Hallway

Stairs rising to the first floor, open storage cupboard, LED downlights, radiator.

Ground Floor W.C

Obscure wooden double glazed window to the front elevation, low-level W.C, wash hand basin with mixer tap and vanity storage below, space and plumbing for washing

machine, space for tumble dryer, space for freestanding fridge freezer.

Annexe

Living/ Dining Room

Dual aspect having wooden double glazed doors and windows to both the rear and side elevations, wooden beams to ceiling, LED downlights, television point, under floor heating.

Kitchen

A range of fitted wall and base units with square top wooden work surfaces incorporating a ceramic sink and drainer with mixer tap over, built in oven, built in microwave, four ring induction hob with extractor fan over, integrated dishwasher, integrated fridge freezer, LED downlights.

Bedroom

Dual aspect having wooden double glazed window to the side and rear elevations, radiator, under floor heating, door into:-

Ensuite

Obscure wooden double glazed window to the side elevation, bath with wooden panelled surround and individual taps, pedestal wash handbasin with individual taps and tiled splashback, chrome heated towel radiator, corner shower cubicle with mixer shower over and glazed shower screen partially tiled floor to ceiling, under floor heating.



Accommodation

First Floor

Doors off to all first floor rooms, access to attic via loft hatch, wooden double glazed window to the rear elevation with garden views beyond, radiator, built in airing cupboard.

Bedroom

Dual aspect having wooden double glazed windows to the side and rear elevations, radiator, built in wardrobe, door into:-

Ensuite

Corner shower cubicle with mixer shower over and glazed shower screen, chrome heated towel radiator, radiator, wash hand basin with mixer waterfall tap and vanity storage below, low-level W.C, tiled floor to ceiling, LED downlights.

Bedroom

Wooden double glazed window to the front elevation, picture rail, radiator.

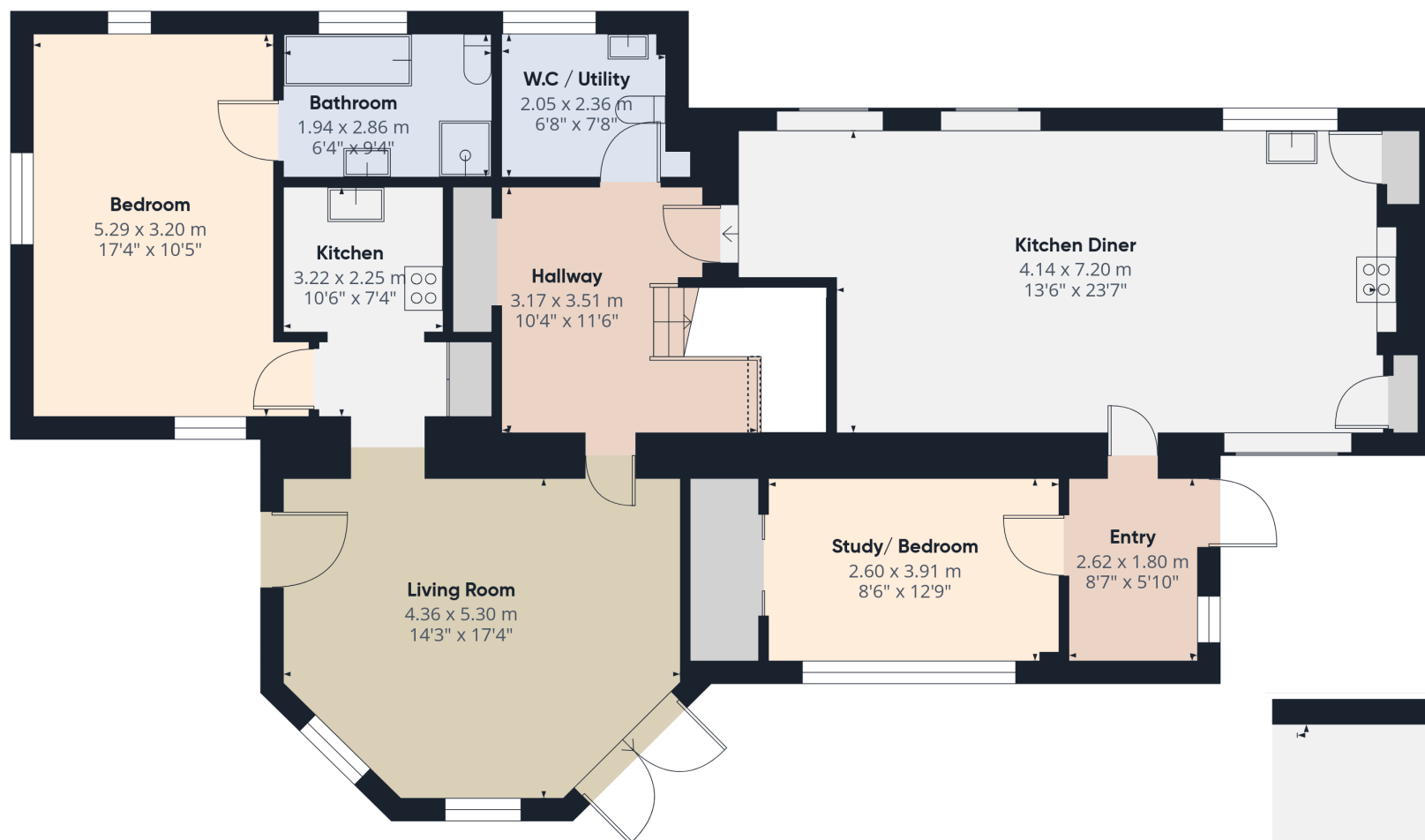
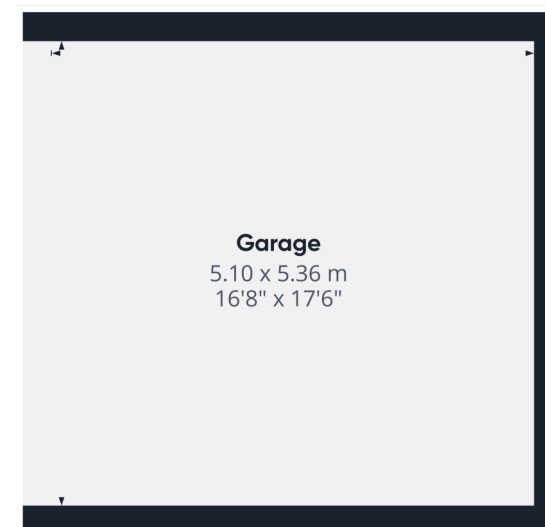
Bathroom

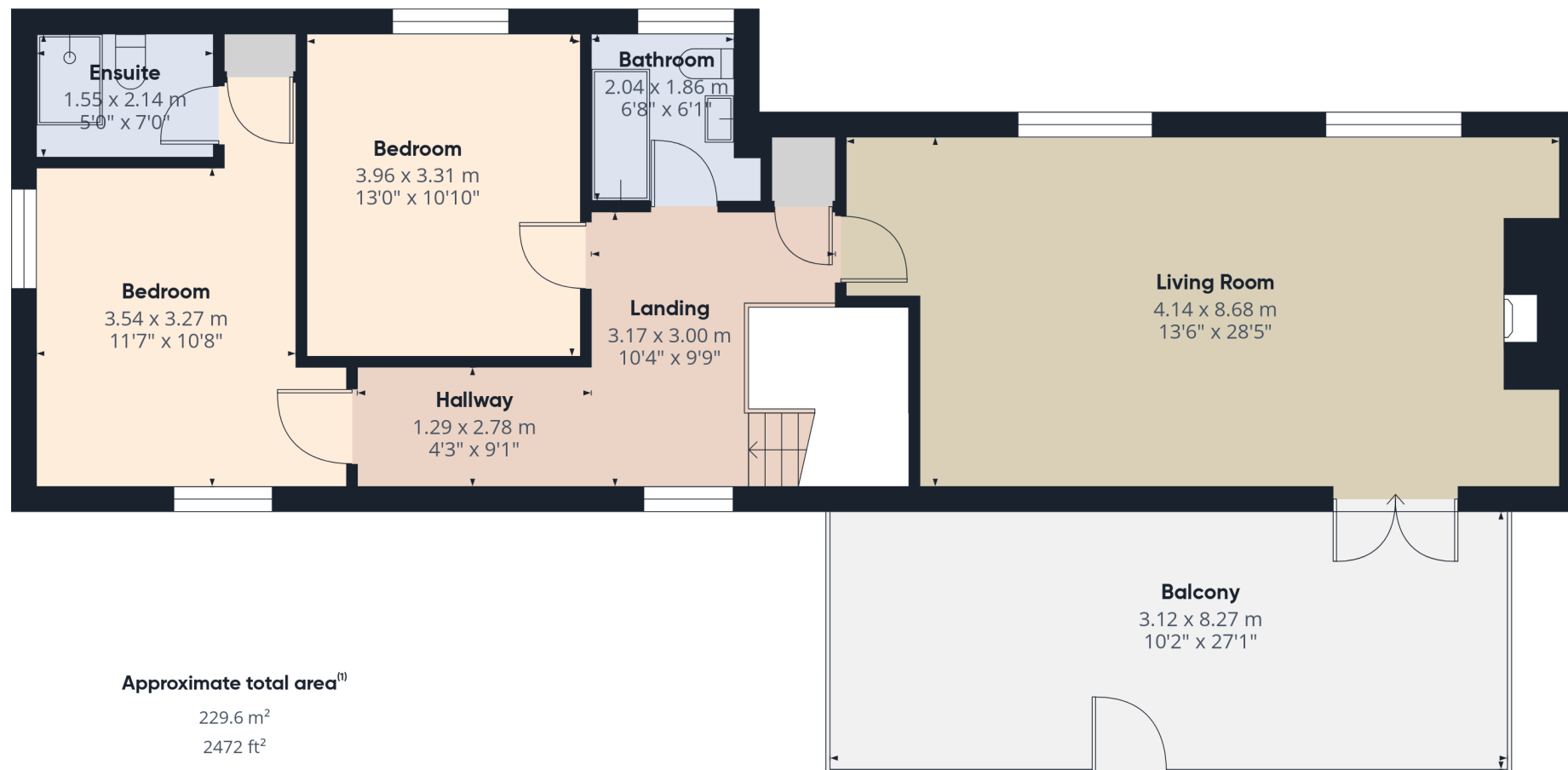
Wooden double glazed window to the front elevation, bath with panelled surround and mixer shower tap and mixer shower over, tiled floor to ceiling, chrome heater towel radiator, wash hand basin with mixer tap and tiled splashback with vanity storage below, low-level W.C, LED downlights, radiator.

Living Room

Wooden double glazed windows to the front elevation, radiator, woodburning stove with wooden mantle and slate hearth, radiators. wooden double glazed double doors leading onto the raised balcony with glass surround, the far end of the balcony has been reinforced for additional weight.



**Approximate total area⁽¹⁾**229.6 m²2472 ft²**Balconies and terraces**25.6 m²276 ft²**Reduced headroom**0.2 m²2 ft²

**Approximate total area⁽¹⁾**229.6 m²2472 ft²**Balconies and terraces**25.6 m²276 ft²**Reduced headroom**0.2 m²2 ft²



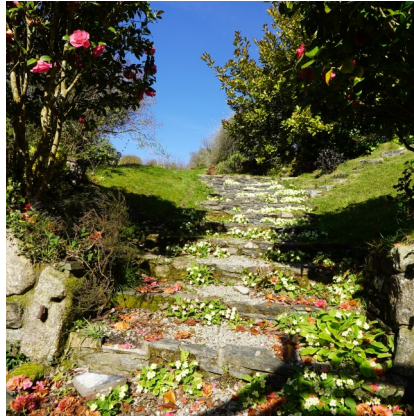
Outside

Approach via a private lane into a small complex of six properties, Tyakcoth is excellently positioned and boasts a plentiful amount of off-road parking to the front elevation. This is complimented by a substantial garage that offers a wealth of possibilities for its use.

Tyakcoth is perfectly located and occupies a wonderful plot of approximately 0.75 acres. The delightful rear garden provides an array of different locations to relax and enjoy the peaceful surroundings with the large balcony offering an excellent space for outdoor dining and entertaining.

Within the private gardens are a variety of mature flowering trees and shrubs whilst a large summer house is perfectly positioned to enjoy far reaching countryside views looking over the village of St. Neot.

These gardens are a Haven for wildlife and are a wonderful addition to the main residence.



Services

Mains water, electricity, oil fired central heating and private drainage via a shared septic tank.



EE Rating - D



Council tax band - A



Directions

What3Words – inflating.mission.thread



Virtual Tour

<https://tour.giraffe360.com/552070ccee0d47688635377ba6829829>

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.

Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.

Scan for Material Information





Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉ liskeard@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [@](#) [v](#) [in](#)