



Guide Price £759,500 - Freehold
Quethiock, Liskeard PL14 3SQ

DOWSON **nott**
ESTATE AGENTS

An opportunity to purchase this stunning detached residence situated in the sought after village of Quethiock set within approximately 1 acre of gardens and grounds. The impressive accommodation has been designed and finished to an extremely high standard providing a splendid property that any owner would be proud to call their home. The open plan bespoke Kitchen/Dining room is definitely the hub of the home, being an ideal space for family and friends to gather. No expense has been spared in the choice of cabinets, appliances and silestone worktop surfaces and it even includes a modern, cast iron, wood burner. The ground floor accommodation has the benefit of under floor heating finished with quality porcelain tiled flooring and there is laminated glass to the windows and the Bi-Fold doors. There are four double bedrooms in total. The Master having its very own suite which includes a dressing room and En suite. One of the bedrooms is located on the ground floor with a shower room beside it, which would make an ideal choice for guests. The main bathroom on the first floor comes complete with a double ended claw foot bath. There are many quality features to mention including, Bi-Fold doors with integrated blinds, Oak staircase and Neff integrated appliances.

Outside to the front there is ample parking for a number of vehicles, Garage and mature flower beds. To the rear, the primary gardens and grounds can be found which would appeal to the avid gardener and those looking for the 'good life' experience. The office would make a brilliant space for individuals working from home. Additional parking for further vehicles including a motorhome/caravan can be accessed via a separate gateway. Energy efficient with air source heating.



Situation:-

The property is situated in the small quaint village of Quethiock with a renowned primary school and the historic St Hugh's church. For further more comprehensive amenities, the village is ideally sited to be within reach of both Callington and Liskeard. The coasts are within driveable reach and a number of country walks can be enjoyed.

Reception Hallway:-

This is an impressive welcoming reception area lit by spot lighting and the start of Porcelain floor tiling throughout the entire Ground Floor. An Oak staircase finished with glass and stainless steel, rises to the First floor accommodation.

Cloakroom:-

Including encased cistern low level WC and wash hand basin, window to the front.

Utility Room:-

With plumbing for washing machine, a base unit, work top surface with matching upstand and space for further white goods. Stainless steel Belfast style sink with tap over. Upright hot water cylinder. Door providing access to the side of the property and the garage.

First floor:-

Landing:-

The oak staircase rises to the upstairs accommodation and Landing, where there are recessed areas, radiator, an obscured glazed window and loft access.

Master Suite:-

Master Bedroom:-

Spacious double bedroom with Bi-Fold inward opening doors with integrated blinds and Juliette Balcony. This room offers the best views from the property across the Cornish countryside and woodland. There are also windows to the side elevation with fitted blinds, vertical radiator. In winter months this room also benefits from the warmth provided by the Chimney Flue.

Dressing Room:-

Ample room for his and hers wardrobes, drawer space etc. Door to:-



Kitchen / Dining Area:-

Accessed from the hallway and the 'piece de resistance' of the ground floor accommodation. The bespoke kitchen comprises of a range of cabinets with silestone work top surface and matching upstands, drawer space and pan drawers. There is a built in Neff eye level, hide and slide oven, combination microwave over, and a full height integrated fridge. 4 ring Neff Electric Hob with canopy above, incorporating the extractor with lighting. Matching Island with silestone work top surface and base cabinets. Shaped modern 1.5 bowl Belfast style sink with a tap over, full size dishwasher, drawer space and Breakfast Bar.

The Dining area has ample room for dining room table and chairs and is a very social space. The main feature is a modern, cast Iron, multi - fuel burner set on a slate hearth with a stainless steel flue. Bi-Fold doors open to the patio and the Garden and enjoy outstanding countryside views, creating an impression of bringing `the outside in`. There are also two encased windows to both side elevations, letting additional light in to the room. A Square Archway leads through to:-

Lounge:-

Having Bi-Fold doors giving access to the rear terrace, being an excellent room to relax in.

Bedroom Four:-

Located on the ground floor this would be an ideal choice for guests. A double bedroom with dual aspect windows which could be utilised for individual preferences such as a study or hobby room.

Shower Room:-

Suite comprising of an encased low level WC, vanity unit with oval shaped sink unit and cabinets below. A walk-in Shower cubicle with glass screen, waterfall shower head. Linda Barker designer waterproof wall panelling, matching niches finished in glass. Extractor and heated towel rail.

En-Suite Shower Room:-

Suite including encased low level WC, wash hand basin, walk in shower with waterfall and half height shower heads. Aqua waterproof covering to the walls, tiled flooring, heated towel rail, shaver point and Velux window.

Bedroom Two:-

Double Bedroom with an obscured glazed window to the front, radiator, and further window to the side.

Bedroom Three:-

A light and airy Double bedroom facing to the rear, again enjoying the countryside views from the double aspect windows. Radiator.

Bathroom:-

Modern free standing, claw foot, double ended bath, with a central shower attachment. Wash hand basin and low level encased WC. Aqua waterproof wall covering, period style radiator and heated towel rail. Obscured glazed window, extractor and quality tiling to the floor.

Outside:-

Garage:-

Positioned to the left hand side of the property. Electric garage door, roof storage space, power and light and having a side access door to the Garden.

Wood Storage Area:-

There is a wood storage area which is finished in gravel near to the side door providing access into the utility room.

The Office/Annexe:-

This self contained Office/Annexe is the perfect place to work from home or used as an occasional room. It has power and light, enclosing sliding patio doors, window and a small composite terrace.



Garden /Land

To the front the property is approached via a gateway, which opens to the driveway and parking facilities which are finished in gravel. There are attractive shaped flower and shrub beds.

The primary gardens are to the rear where the external porcelain tiled patio and terrace can be located. This is a wonderful space for alfresco dining and entertaining, being part covered to provide shade and shelter. Here there are flower and shrub beds and natural hedging.

In the main garden there is a pond with a water feature, finished in stone. There are large areas laid to lawn all enclosed by natural style hedging. There is also a useful further vehicular gateway which would suit motorhome/caravan access and further parking facilities.

There are raised vegetable and soft fruit gardens, which include corn on the cob, courgettes, strawberries, blackcurrants and tomatoes. There is also a circular flower and shrub garden plus an Orchard which includes plums, cherries, almonds, pears and apples. Whilst a polytunnel has an established mature Grape Vine and provides an ideal venue for propagating.

The house and grounds cover an area of approximately 1 acre, all set in an idyllic location.

Services:-

Mains Electric and Water, Drainage into Septic Tank.

Council Tax:-

According to Cornwall Council the Tax banding is E.





Quethiock, Liskeard, PL14

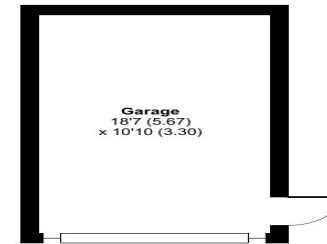
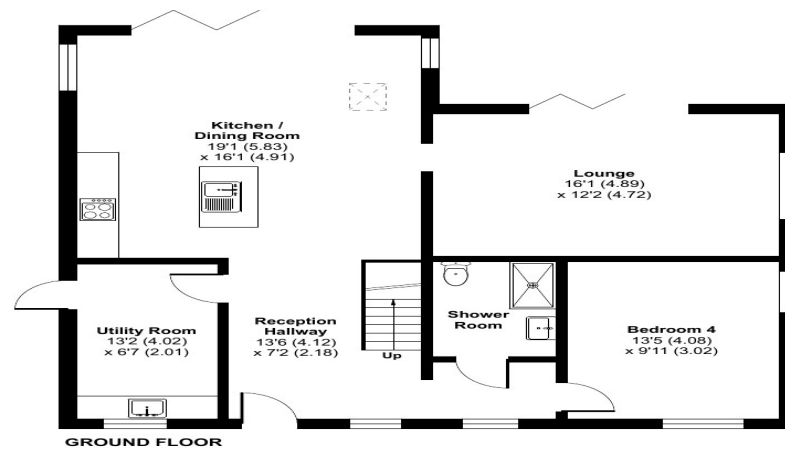
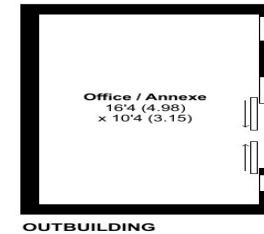
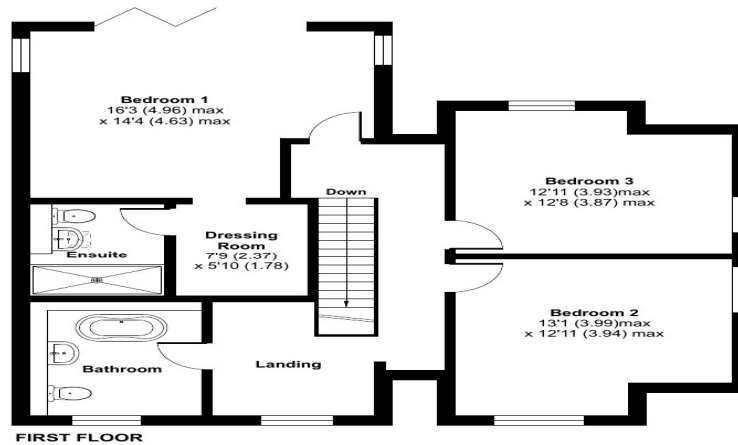
Approximate Area = 1879 sq ft / 174.5 sq m

Garage = 201 sq ft / 18.6 sq m

Outbuilding = 169 sq ft / 15.7 sq m

Total = 2249 sq ft / 208.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Dawson Nott Ltd. REF: 1331484

AGENTS Note:-

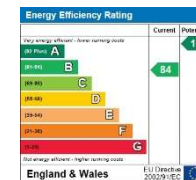
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.

Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN



41 Fore Street, Callington, Cornwall, PL17 7AQ

Call Us: 01579 550590 | Email: info@dawsonnott.co.uk

www.dawsonnott.co.uk

DAWSONnott
ESTATE AGENTS