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# TRECARREL 1 TREMADDOCK COTTAGES, ST. NEOT, LISKEARD, PL14 6NP

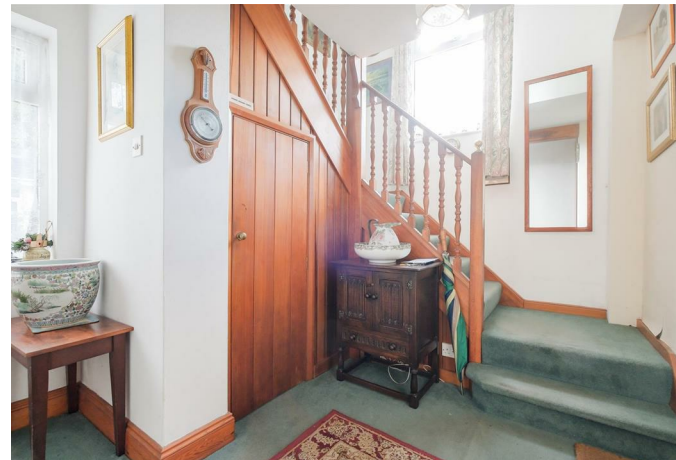
PRICE GUIDE £435,000





SOLD - Scott Parry Associates are pleased to report another successful sale - An immensely pretty detached cottage with character features in a coveted rural setting close to the sought after village of St Neot and on the southern foothills of Bodmin Moor. About 1147 sq ft, Sitting Room, Kitchen, Dining Room, 4 Bedrooms (1 Ensuite), Shower Room/WC, Driveway Parking, Garage, Colourful Established Gardens.

ST NEOT 1 MILE, BODMIN 8 MILES, TRURO 31 MILES, FOWEY 17 MILES, PLYMOUTH 27 MILES, LOOE BEACH 14 MILES, POLZEATH 19 MILES, WADEBRIDGE 15 MILES



## LOCATION

Trecarrel is privately situated just in the delightful and historic moorland parish of St Neot and close to the multi-award winning village of the same name which has previously won Calor Village of The Decade.

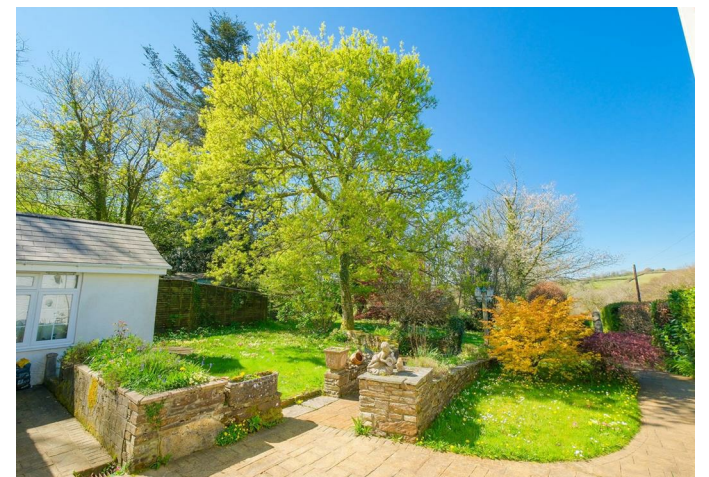
In a sheltered setting on the southern foothills of Bodmin Moor within the Cornwall Area of Outstanding Natural Beauty and within the Bodmin Moor International Dark Sky Landscape Core Area providing the perfect environment for observing the night sky. There are an abundance of footpaths including the Two Valleys Walk and various bridleways providing many opportunities for equestrians and outdoor enthusiasts. The atmospheric Berry Down Hill Fort lies nearby and dates from the Neolithic period and there are many other ancient and historical features on the moor.

St Neot village is steeped in history and is renowned for its welcoming community spirit and beautiful medieval church with 15th Century stained glass windows. The primary school is rated "outstanding" by Ofsted. The sheltered village lies adjacent to the River Loveny (a tributary of the Fowey) and the wide expanse of Bodmin Moor and the beauty spot of Golitha Falls are all closeby. The village of Cardinham (?? miles) also has a primary school (rated "good" by Ofsted).

The market town of Liskeard offers a wide range of facilities and the south Cornish coast at Looe provides access to good bathing and stunning coastal walks.

The waterside city of Plymouth is within a straightforward 28 miles commute and has a wide range of amenities centred around the harbour side areas of the Barbican and Hoe. The cathedral city of Truro lies about 34 miles and the famous surfing beaches of the North Cornish Coast are all within a straightforward drive.







#### DESCRIPTION

Trecarrel comprises a detached cottage which is available on the open market for the first time in 40 years. The cottage has been improved and extended over the years and there is a convenient ground floor bedroom with ensuite shower/wc. The property is fully double glazed with the exception of the front door and benefits from LPG fired central heating. Character features include exposed beams and a granite fireplace with cloam oven.

The accommodation extends to about 1147 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 17' Sitting Room with Woodwarm wood burner and bay window over the garden - 12' Kitchen - 12' Dining Room - Boot Room - 15' Principal Bedroom with Ensuite Shower/WC - FIRST FLOOR - 3 Bedrooms and Shower/WC.

#### OUTSIDE

A private driveway provides ample parking and leads to the Garage and Shed/Workshop and Leanto nearby.

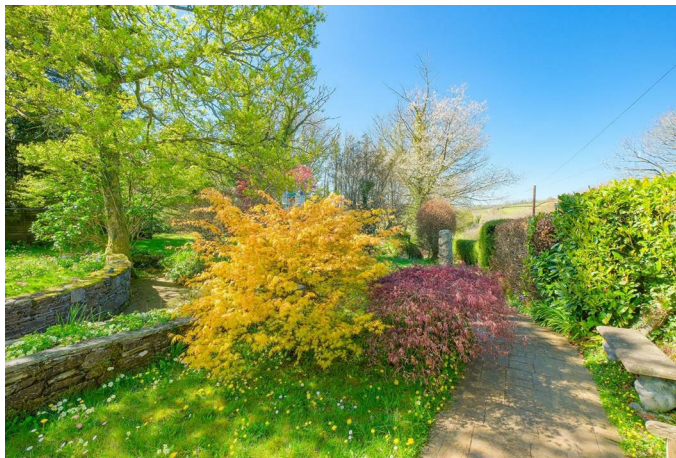
The beautiful gardens are a particular feature of the property, thoughtfully established in the cottage style with lawns and mature flower and shrub beds providing a colourful environment through the seasons and laying host to an abundance of natural flora and fauna. There is a large patio on the west side of the house where one can enjoys views across the garden and unspoilt countryside beyond.

EPC RATING - F, COUNCIL TAX BAND - D

SERVICES - Mains water and electricity, private drainage. Bulk tank LPG with Worcester Bosch boiler. Broadband - Superfast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

#### DIRECTIONS

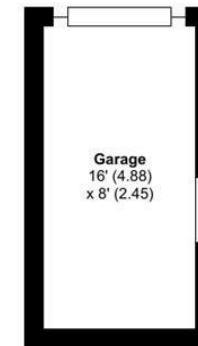
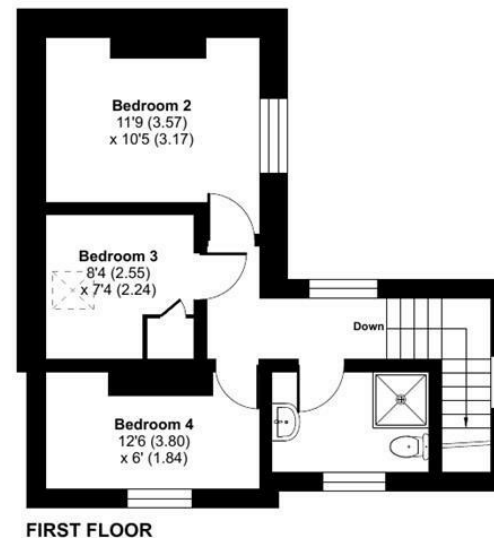
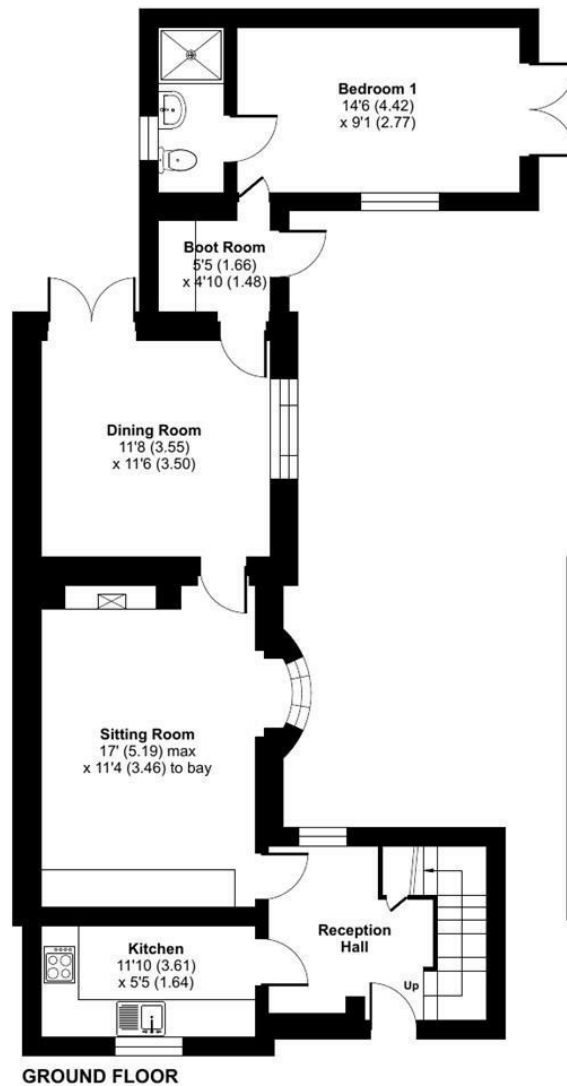
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# Trecarrel, St Neot, Liskeard, PL14

Approximate Area = 1147 sq ft / 106.5 sq m  
Garage = 128 sq ft / 11.8 sq m  
Total = 1275 sq ft / 118.3 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). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1279649

These particulars should not be relied upon.