



Rose Cottage, Lamellion

Offers Over £400,000

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This detached Cornish cottage, spanning over 2,500 square feet (approx.), offers versatility with either four bedrooms or a three-bedroom setup with a one-bedroom annexe. Nestled in a semi-rural edge-of-town location, it provides both tranquility and convenience. With its ample space and blank canvas, it offers the perfect opportunity for a new owner to personalise and make it their own.

THE PROPERTY

Attention to all potential buyers seeking a character-filled home with the potential for multi generational living or rental income: this property is custom-made for your needs.

Nestled in a charming semi-rural area just beyond Liskeard, this detached Cornish cottage boasts versatility, allure, and abundant potential. Across three levels, this residence offers an inviting entrance hallway, two generously sized reception rooms, a well-equipped fitted kitchen/dining room, and a convenient laundry room, with a shower, on the ground floor.

Upstairs, discover three bedrooms which are serviced by the main bathroom. From one of the bedrooms you can access the boarded loft space which provides excellent storage or a tucked-away office space.

Connected to the main house, the adjoining annexe comprises an open-plan fitted kitchen living space and a first-floor bedroom with ensuite facilities. With a total of 2,500 square feet (approx.) of accommodation, this home provides ample space for comfortable living.

Positioned brilliantly and conveniently, it enjoys the benefits of semi-rural tranquility while remaining within easy reach of public transport and the amenities. The property benefits from partial double glazing and a heating system offering the choice of three energy sources including a biomass boiler with an oil burner, heat pump and oil fired boiler via a Heritage range cooker.

FAQS

Services - Mains electricity, water, private drainage and heating. The heating system to the property is powered by a biomass boiler, heat pump and oil fired burner. The large thermal store in the garage provides heating for the whole property and hot water to the annexe. A heritage oil fired range provides hot water just to the main house.

Council Tax band: C

Tenure: Freehold





THE OUTSIDE

This cottage is enveloped by multi aspect gardens and features decking, plus an assortment of plants and trees. A driveway provides private parking, to the front, and leads to a spacious 23' garage equipped with power and light, housing both the biomass heating store system and space for wood storage. Additionally, practical storage sheds are on hand for gardening tools and equipment, adding versatility to the property.

Opposite to the property, is a gated and fenced hard standing offering permitted for the property parking for up to 5 cars.

THE LOCATION

A brilliant location for buyers wanting a tranquil semi-rural location within an easily accessible location and convenient for town centre amenities and close reach public transport links. This includes Liskeard's Penzance to Paddington main rail line and being within a stones throw of a connection on the town's popular service to Looe

Liskeard is a thriving market town located only 7 miles from the South Coast of Cornwall with its sandy beaches and within easy striking distance of Bodmin Moor. Providing everyday town centre facilities on the doorstep, Liskeard also benefits from having a retail park, supermarkets, a leisure centre with a swimming pool, squash and tennis courts, a community hospital, and both primary and secondary schools.

A mainline railway station within walking distance of the town centre provides direct access to London Paddington via Plymouth and Bristol Temple Meads as well as a junction line to the nearby famous fishing port of Looe. Also, the A38 dual carriageway is easily accessible with direct access into Devon and westbound further into Cornwall.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 2587 sq.ft. (240.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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