



2 Cowling Gardens

Menheniot, Liskeard, PL14 3QJ





2 Cowling Gardens

Menheniot, Liskeard, PL14 3QJ

Guide Price £350,000-£375,000

Four-bedroom detached house in a peaceful rural village location

Offered to the market for the first time in over 40 years

Spacious living accommodation arranged over two floors

Off road parking and single garage



Description...

Nestled in the heart of the peaceful and picturesque rural village of Menheniot, this delightful four bedroom detached home is being offered to the market for the first time in over 40 years.

2 Cowling Gardens is lovingly maintained by the current owner and the property presents a rare opportunity to acquire a home in one of the area's most sought-after countryside locations.

The property enjoys excellent privacy along with generous off-road parking. Inside, the accommodation is well-proportioned and filled with natural light, offering a welcoming blend of comfort and potential. The ground floor features a spacious living room with garden views, a well-appointed kitchen and separate dining room ideal for families.

Upstairs, four good-sized bedrooms provide peaceful outlooks across the surrounding greenery, while the family bathroom completes the first-floor accommodation.

Situation...

Menheniot is both a popular and well served village, with amenities including a post office, convenience store, public house, popular primary school, village hall, sports facilities and church. The village has allotment facilities, regular bus service with mainline railway station on the outskirts of the village together with the A38 roughly a mile away.



Accommodation

Entrance via uPVC door with obscure glazed panelling insets opening into:-

Porch

Wooden door leading into:-

Hallway

Doors of to all ground floor rooms, storage heater, coving to ceiling, built in storage cupboard, door into:-

Cloakroom

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with individual taps and tiled splashback.

Dining Room

uPVC double glazed window to the rear elevation, storage heater.

Living Room

uPVC double glazed window to the rear elevation, storage heater, double glazed sliding doors leading into sunroom, stairs rising to the first floor with under stairs storage cupboard below, television point, wooden beams to ceiling.

Sunroom

Triple aspect having aluminum double glazed windows to the rear and side elevations, door leading to the rear garden.

Kitchen

uPVC double glazed windows to the front elevation, a range of fitted wall and base units with rolltop work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap, under counter space and plumbing for dishwasher and washing machine, built in oven with four ring hob and extractor fan over, integrated fridge freezer, wooden beams to ceiling, downlights.

First Floor

Doors off to all first floor rooms, access to attic via loft hatch, uPVC double glazed window to the side elevation, storage heater, built in storage cupboards.

Shower Room

Velux skylight to ceiling, shower cubicle with electric shower over and glazed shower screen, chrome heated towel radiator, low-level W.C, wash hand basin with mixer tap and vanity storage below, downlights.

Bedroom

Velux skylight to ceiling, electric panel radiator, built in wardrobe.

Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views, electric panel radiator, built in wardrobes.

Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views beyond, electric panel radiator.

Bedroom

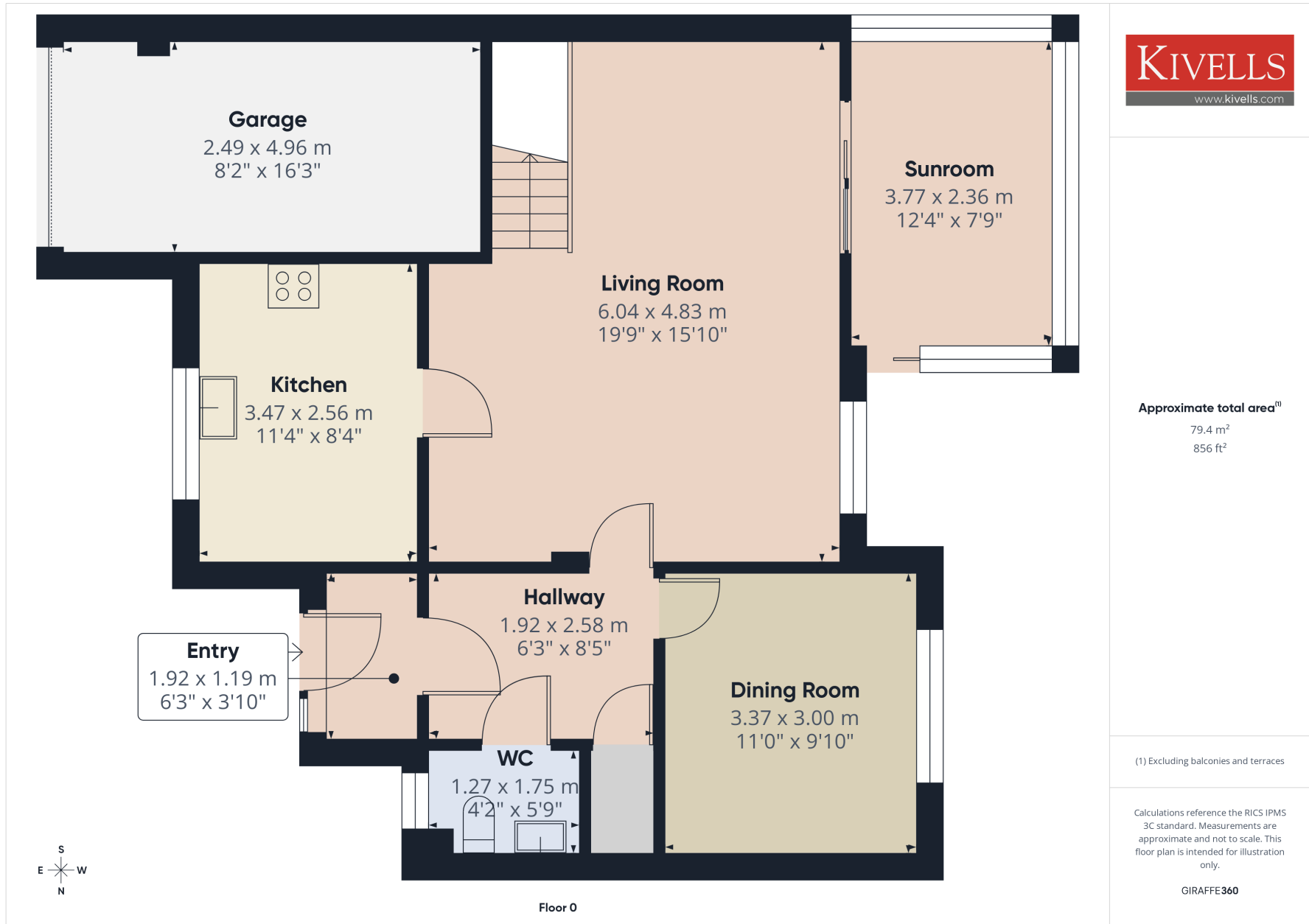
uPVC double glazed windows to the rear elevation, electric panel radiator, built in wardrobe, door into:-

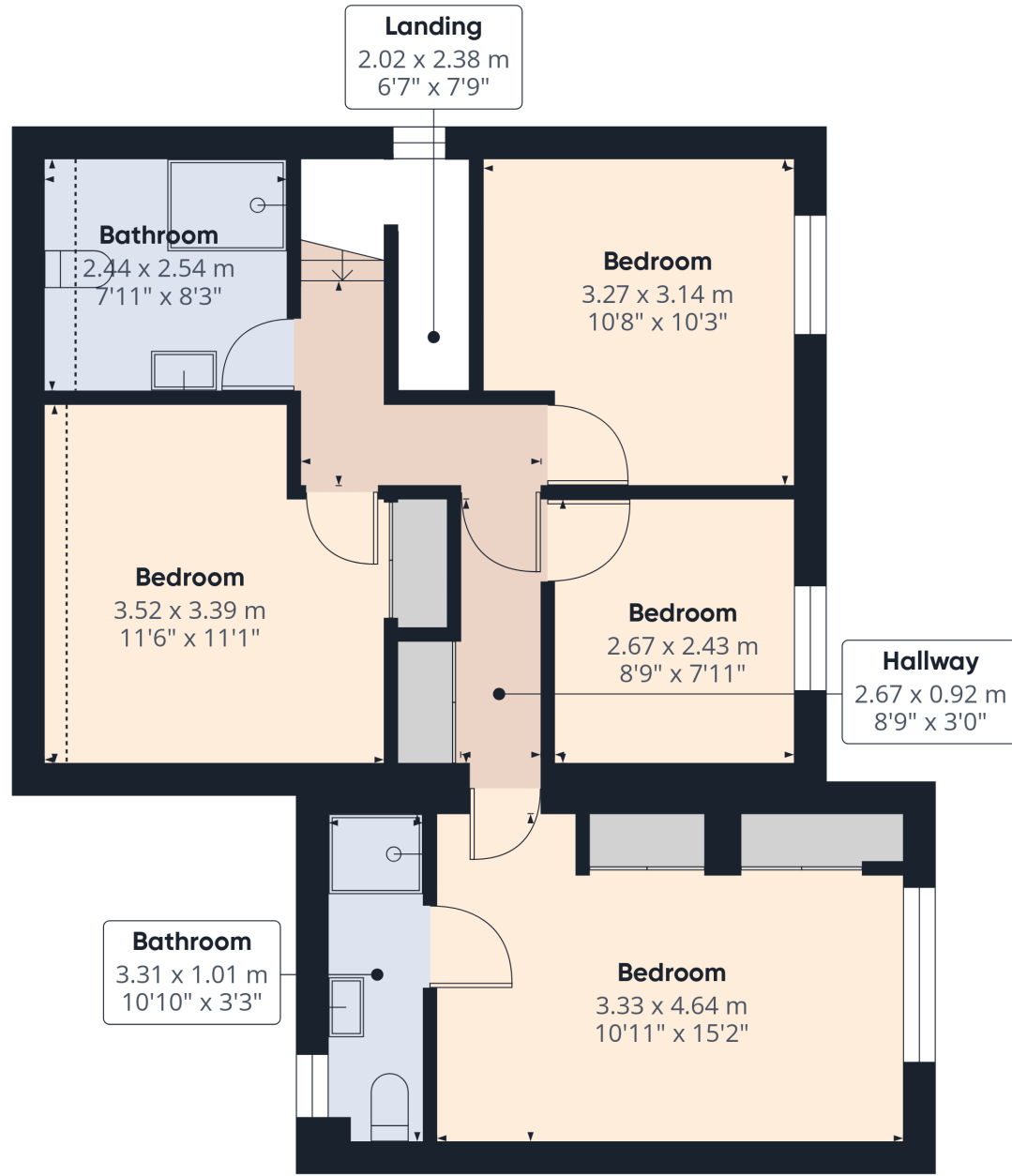
Ensuite Shower Room

uPVC double glazed window to the front elevation, shower cubicle with electric shower over and glazed shower screen, wash hand basin with mixer tap and vanity storage below, low-level W.C, tiled floor to ceiling, chrome heated towel radiator, access to attic via loft hatch.



Floor plan





Floor 1

Approximate total area⁽¹⁾
59.3 m²
640 ft²

Reduced headroom
1.5 m²
16 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.

GIRAFFE360

Outside

The property is approached via a block paved private driveway with off road parking for two vehicles, leading to a single garage providing further off road parking for one vehicle.

The driveway is bordered by a raised area laid to stone chippings and a flower bed border.

To the rear elevation the low maintenance enclosed garden has a raised patio area providing a great space for outdoor dining and entertaining and an area of lawn bounded by a range of mature flowering trees and shrubs.



Garage

Up and over door leading into garage, offering power and lighting throughout.

Services

Mains water, electricity and drainage.

 EE Rating - D

 Council tax band - D

 Directions

What3Words – hiker.brand.stunts

 Virtual Tour

<https://tour.giraffe360.com/e1692b62a83a407f52e490f6623599>

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](#)

KIVELLS