



# Thorn Cottage

Quethiock, Liskeard, PL14 3SQ





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Guide Price £425,000—£450,000

An imposing stone built four bedroom detached residence

Picturesque setting with substantial mature gardens

Tremendous potential to create a wonderful family home

Retaining a wealth of charm and character throughout



## Description...

Nestled in the charming village of Quethiock, this period detached house offers a perfect blend of character and modern comforts. Boasting four well-appointed bedrooms, this property is ideal for families seeking a peaceful retreat.

The property features a beautiful garden, perfect for outdoor entertaining or simply relaxing in the tranquil surroundings.

With its spacious interiors and traditional charm, this property offers a wonderful opportunity to create a warm and welcoming home.

The village location provides a sense of community and a peaceful setting, while still being within easy reach of local amenities and transport links.

Thorn Cottage is offered to the market with no onward chain and a viewing is highly recommended to fully appreciate the accommodation available.



## Accommodation



Entrance via a wooden door opening to

### Inner Hall

uPVC double glazed window to the side elevation, storage heater, stairs rising to the first floor, door into:-

### Cloakroom

uPVC double glazed window to the side elevation, low-level W.C, wash hand basin with mixer tap and tiled splash back.

### Living Room

uPVC double glazed window to the front elevation, uPVC door with double glazed panelling inset leading to the front garden, television point, storage heater, wooden beams to ceiling, wood burning stove with slate mantle and clome oven.

### Kitchen

uPVC double glazed window to the front elevation, a range of fitted wall and base units with square top work surfaces over incorporating a ceramic sink with mixer tap, built in double oven with four ring electric hob and extractor fan over, integrated fridge, integrated freezer, space for Rayburn, downlights, uPVC door with double glazed inset leading into:-

### Porch

Wooden door with double glaze inset leading to the garden, dual aspect having uPVC double glazed window to the rear and side elevations, space and plumbing for washing machine.

### Dining Room

uPVC double glazed window to the front elevation, storage heater, wooden beams to ceiling, open fireplace with slate hearth, television point.

### First Floor

Doors off to all first floor rooms, storage heater, uPVC double glazed window to the side elevation,.

### Bedroom

uPVC double glazed window to the side elevation.

### Bedroom

uPVC double glazed window to the front elevation.

### Bedroom

uPVC double glazed window to the front elevation.

### Bathroom

Obscure uPVC double glazed window to the rear elevation, access to attic via loft hatch, bath with panelled surround and individual taps with electric shower over and glazed shower screen, partially tiled, pedestal wash hand basin with mixer tap, low-level W.C, towel radiator, built in storage cupboard.

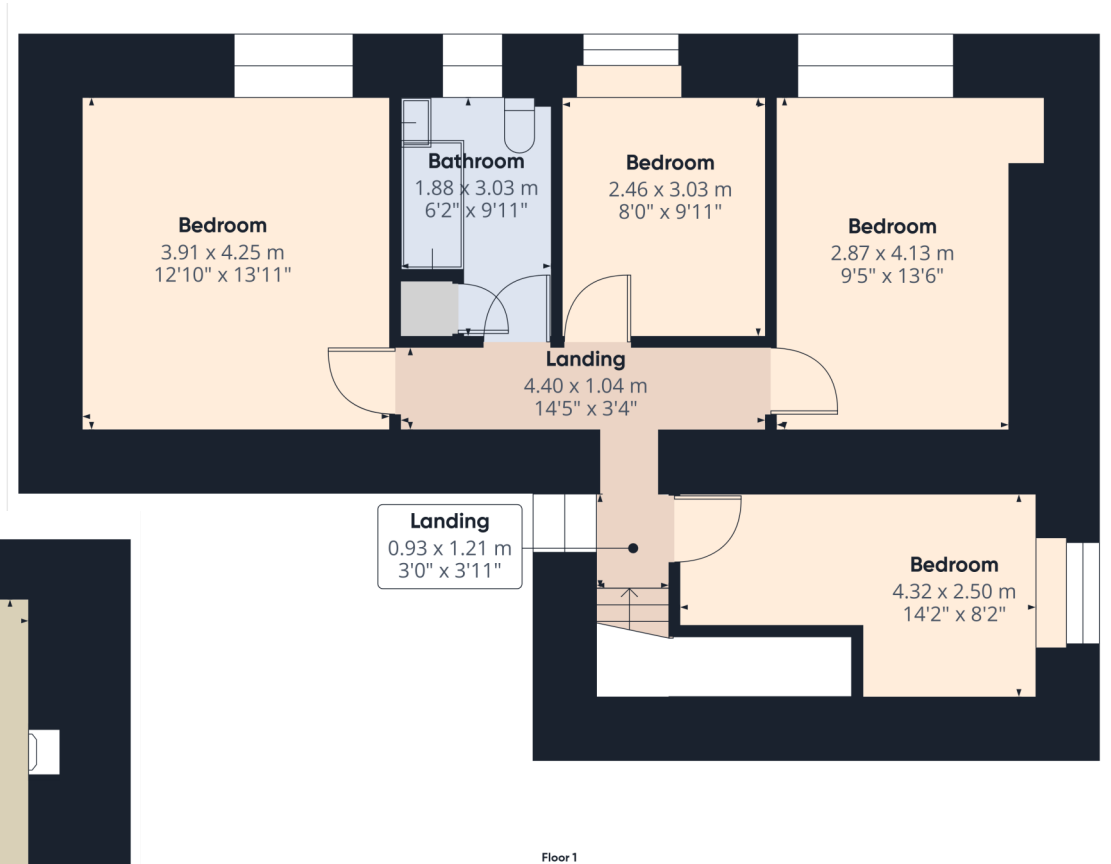
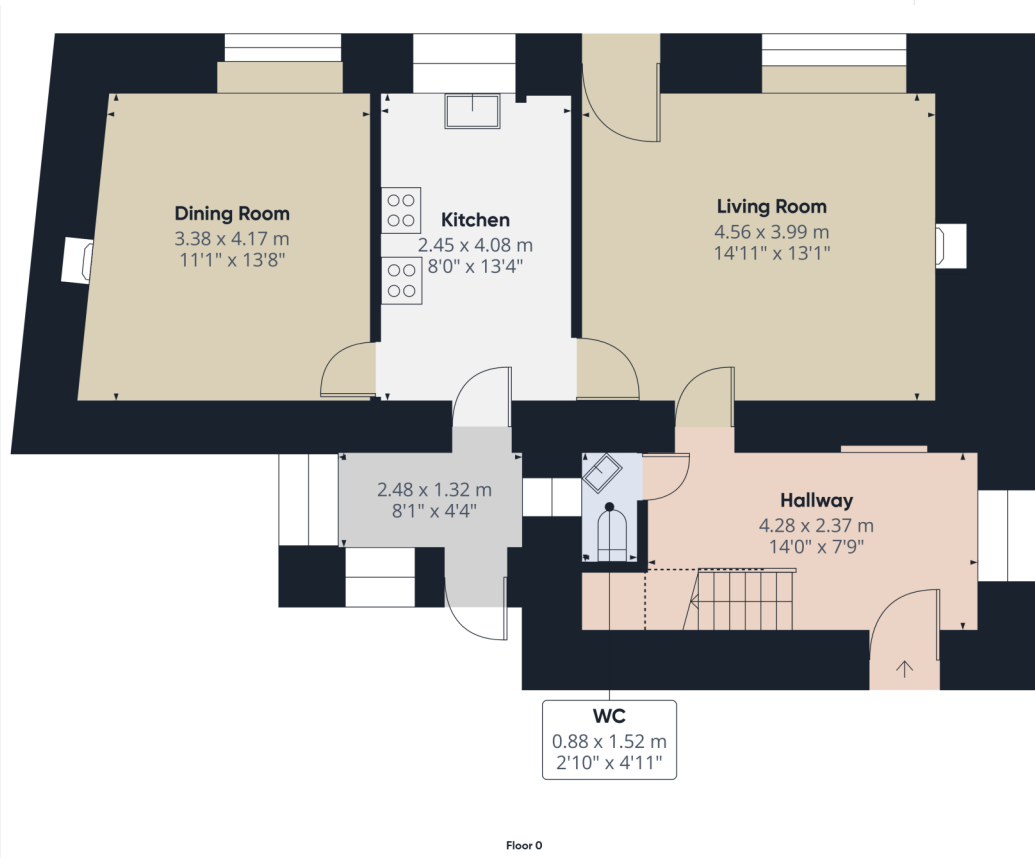
### Bedroom

uPVC double glazed window to the front elevation.





Floor Plan



Approximate total area<sup>(1)</sup>

117.6 m<sup>2</sup>

1266 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

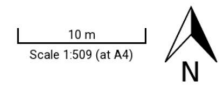
13 ft<sup>2</sup>

Floor plan for identification purposes only, not to scale

Thorn Cottage



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## Outside

Thorn Cottage sits in approximately 0.36 acres, the enclosed gardens surround the property with a range of mature flowering trees and shrubs being dispersed throughout.

The garden is laid to lawn with a variety of areas with raised flower beds and a vegetable patch.

Being a haven for wildlife and providing the potential for further landscaping, this peaceful and tranquil setting has an abundance of areas for relaxation and to enjoy the beautiful surroundings.



### Outbuildings

Conveniently located within the private grounds of Thorn Cottage is a delightful stone built outbuilding, this has been utilised for many years as a potting shed and storage.

## Agents Note

The property boasts a substantial garden with the potential for development subject to obtaining any necessary planning permission.

## Services

Mains water, drainage, electricity and oil services the Rayburn.

 EE Rating - E

 Council tax band - E

 Directions

What3Words - [///impact.poker.sidelined](https://www.what3words.com/impact.poker.sidelined)

 Virtual Tour

<https://tour.giraffe360.com/25d7ec672c4348f8b63aa4ec2c1b725a>

## 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](http://www.kivells.com).

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