



The Court, Trewidland, Liskeard, PL14 4ST

Guide Price: £535,000

**Jefferys** ESTABLISHED 1865



# The Court

Trewidland  
Liskeard  
Cornwall PL14 4ST

A spacious four bedroom detached family home with garage, off road parking, central heating and photovoltaics, located in a popular rural area. Viewing is highly recommended.

A detached family home situated within the heart of Trewidland providing good sized bedrooms including a master en-suite facility. The Court is a relatively modern construction providing light and airy accommodation with an attractive layout. The property benefits from garden areas encircling the property and boasts pleasant countryside views from the first floor accommodation. The house is conveniently placed for easy access to the main A38 roadway providing a link to the City of Plymouth. The market town of Liskeard and fishing town of Looe are within easy reach and provide a good range of shops, commercial and recreational facilities together with good schooling. There is excellent scenery close by with Bodmin Moor and beautiful coastal scenery a few miles to the south.

## ACCOMMODATION

(All measurements being approximate)

### GROUND FLOOR

#### Spacious Entrance Hall

Wood and double glazed door to the front, stairs leading to the first floor accommodation with understairs storage area under, radiator, laminate flooring.

#### Cloakroom/wc

Wood and double glazed window to the front, suite comprising low level wc, pedestal wash hand basin, radiator, laminate flooring.

#### Office

**2.97 X 2.35 (9'7" X 7'7")**

Wood and double glazed window to the side, radiator, laminate flooring.

#### Utility Room

**3.98 X 2.86 (13'1" X 9'4")**

Wood and double glazed window to the side, wood panel and double glazed door to the side, utility units with wall cupboards and working surface with cupboards and drawers under, stainless steel sink unit with drainer, space for washing machine, radiator, tiled floor.

#### Kitchen/Breakfast Room

**5.52 X 4.49 (18'1" X 14'7")**

Wood and double glazed windows providing dual aspect to the side and rear, modern kitchen units comprising wall cupboards and working surfaces with cupboards and drawers under, units include pan drawers, built-in dishwasher, tall larder cupboard. In addition, there is an island unit with cupboards under, there is an oil fired Aga for cooking purposes, ceramic sink unit with one and a half bowls and drainer, tiled floor, radiator, electric oven with LPG gas fired hob.

#### Dining Room

**4.47 X 3.88 (14'7" X 12'7")**

Wood and double glazed window to the rear, laminate flooring, radiator. Double small paned glazed doors lead to:-

#### Lounge

**7.94 X 4.27 (26' X 14')**

Bay window to the front with wooden double glazed windows, further wooden double glazed window to the side, french doors to the rear, two radiators, laminate flooring. There is a large brick, slate and granite fireplace with double fronted Villager woodburner.

### FIRST FLOOR

#### Spacious Landing

Access to the roof space area, radiator, airing cupboard with factory insulated hot water cylinder and electric immersion heater. From the Landing, there are doors leading to:-

#### Master Bedroom

**6.00 X 4.47 (19'7" X 14'7")**

Wood and double glazed window to the rear enjoying pleasant countryside views, two radiators.

#### En-Suite Dressing Room

Wood and double glazed window to the front, built-in wardrobes with hanging rails, radiator.

#### En-Suite Shower Room/wc

Wood and double glazed window to the front, suite comprising shower cubicle, low level wc, wash hand basin, partly tiled walls, tiled floor, heated towel rail.

#### Bedroom 2

**4.5 X 3.14 (14'8" X 10'3")**

Wood and double glazed window to the rear, radiator.

#### Bedroom 3

**4.68 X 4.17 (15'4" X 13'7")**

Wood and double glazed window to the rear with pleasant countryside views, radiator, built-in double wardrobes.

#### Bedroom 4

**4.71 X 3.26 (15'5" X 10'7")**

Wood and double glazed window to the front again enjoying pleasant views, radiator, built-in double wardrobes.

#### Family Bathroom/WC

Wood and double glazed window to the front, 'P' shaped bath with electric Triton shower over, glazed screen over the bath, low level wc, wash hand basin, radiator, partly tiled walls, vinyl floor, storage cupboard over the stairs.

### OUTSIDE

#### Integral Garage

**6.00 X 5.5 (19'7" X 18')**

Large up and over door to the side, wood and double glazed door to the side, electricity connected, inverter for the photovoltaic panels, Worcester Bosch ground mounted oil fired boiler to heat water and radiators throughout, loft hatch with folding ladder.

#### Garden Store

**5.4 X 2.99 (17'7" X 9'8")**

Wood and double glazed double doors to the side, wood and double glazed window to the front, electricity connected.

### GARDENS AND GROUNDS

The property is approached over a private drive shared with other residential properties. Off the private drive, there is access into The Court.

A gravelled drive with parking for approximately four vehicles gives access into the house and into the garage.

The property has gravelled paths encircling the house with a raised lawn providing the main garden area to the front. The garden area has various shrub borders, greenhouse and a small vegetable plot.

The oil storage tank is located within the front garden.

The rear garden is an enclosed private area with access directly off the Lounge.

The garden provides opportunity to create an outdoor patio if desired for enjoying alfresco dining.

#### SERVICES

Mains Water, Electricity and Drainage are connected. LPG gas provides gas to the hob. An oil fired boiler positioned within the Garage heats water and radiators throughout. There is also an oil fired Aga within the Kitchen. On the roof slope, there is a 1.38kw photovoltaic array producing approximately £500 income per annum which was installed in March 2012. Fibre broadband and good mobile coverage.

#### COUNCIL TAX

Band 'D'

#### EPC

Band 'C'

#### MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

#### TENURE

The property is being sold Freehold with vacant possession upon completion.

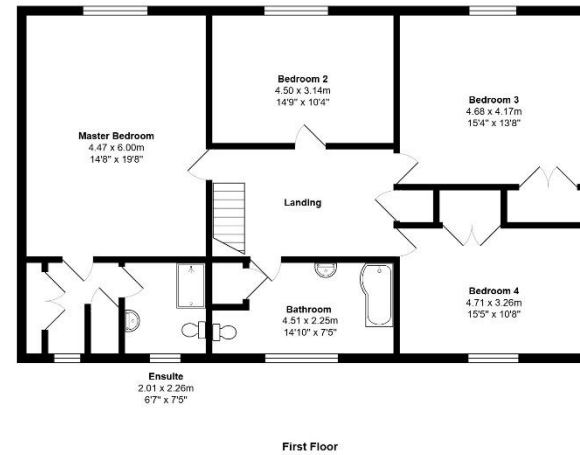
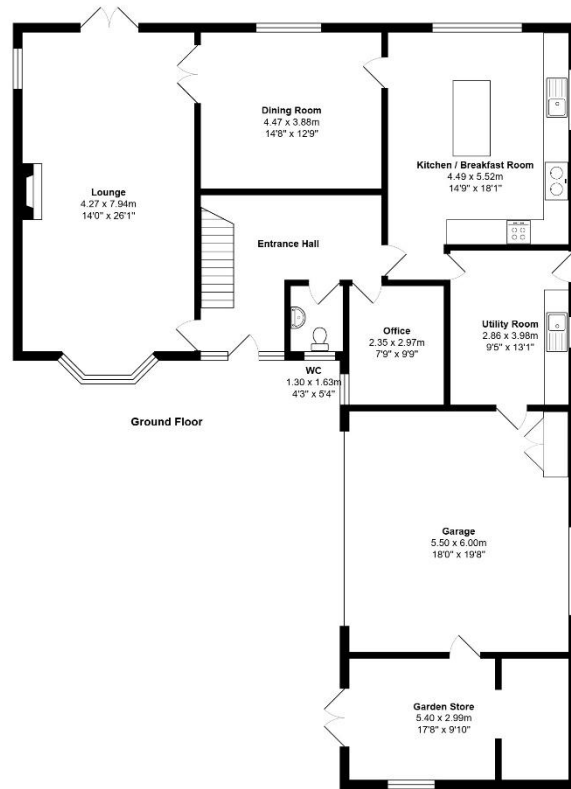
#### WHAT3WORDS

Aced.Worker.Deduced

#### VIEWING

Strictly by prior appointment with the vendors agents – Jefferys Tel: 01579-342400





Total Approximate Area - 284.8 m<sup>2</sup> ... 3065 ft<sup>2</sup>

Weist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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