



Pensilva, Liskeard

PL14 5RY



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ESTATE AGENTS

Guide Price £450,000

Situation:- Pensilva offers a good range of local facilities to include a shop, church, primary school, community centre & modern health centre. For more comprehensive amenities the towns of Liskeard & Callington are within driveable reach. A number of countryside walks can easily be accessed.

- Good sized Detached Bungalow
- Tucked away location in Village Setting
- Large level sided attractive Gardens
- 3 Bedrooms (Previously 4)
- Garage and Parking
- NO CHAIN



The property is approached via a pathway giving access up to the main entrance with a uPVC double glazed frosted door opening to the nice size hallway which gives access through to the lounge, bedrooms and bathroom. Loft access and airing cupboard. The light and spacious lounge/dining room has the main feature as the electric log effect fire with enclosing glass doors with a mantel, surround and hearth. This is a double aspect room and there are uPVC double glazed sliding patio doors to the front elevation. The kitchen is fitted with a range modern wall and base units, granite worktop surfaces, Belfast sink with drainer and swan neck tap over. Cooking range with a six ring hob, double oven and warming plates, Smeg extractor over, built in fridge and freezer, pull out space saving cabinet and full size dishwasher. uPVC double glazed door gives access to the rear. The large conservatory follows which could be adapted for individual preferences, has velux windows and has ample space for reception/ conservatory furniture. Two steps descend to the inner hallway giving internal access to the garage and a door gives access to the shower room. There is a low level WC, shaped wash hand basin, over sized shower cubicle housing the bar shower. Two heated towel rails and tiling to both floor and walls.

Bedroom one is a double bedroom which includes sliding mirror fronted wardrobe doors and faces the front. Bedroom two is a double bedroom and faces the front. Bedroom three faces to the rear and looks through to the conservatory. There is a useful room which was originally bedroom four but has been adapted to provide a larger room fitted with a range of wall and base units and has space for American size fridge/freezer. The bathroom has a low level WC, vanity unit with shaped sink, bath, corner shower unit and heated towel rail.

The property has Gas central heating, uPVC double glazing and has had some adaptations for easier use by disabled or less able persons.



OUTSIDE

To the front/side there are parking facilities which are suitable for numerous vehicles and has access to the garage. The garage has a utility section which has plumbing for a washing machine and space for a tumble dryer. Wall mounted Worcester central heating and hot water boiler. There is an electronically operated door. power and light.

The front garden is laid to lawn with attractive flowers, shrub beds and borders sweeping around to the side. The main garden is larger than average and level sited. The garden has lawns, attractive flower and shrub gardens, exposed stone walling, greenhouse, patio areas and apple tree. There are raised vegetable gardens set on decking and large shed/workshop. To the rear of the bungalow there is a further garage/workshop, paved patio ideal for outside dining. Stone walling, flower beds and access to the conservatory.

Services:- Mains Gas, Water, Electric and Drainage.

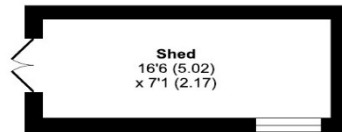
Council Tax Banding:- Council Tax is Band D



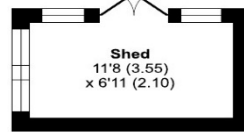


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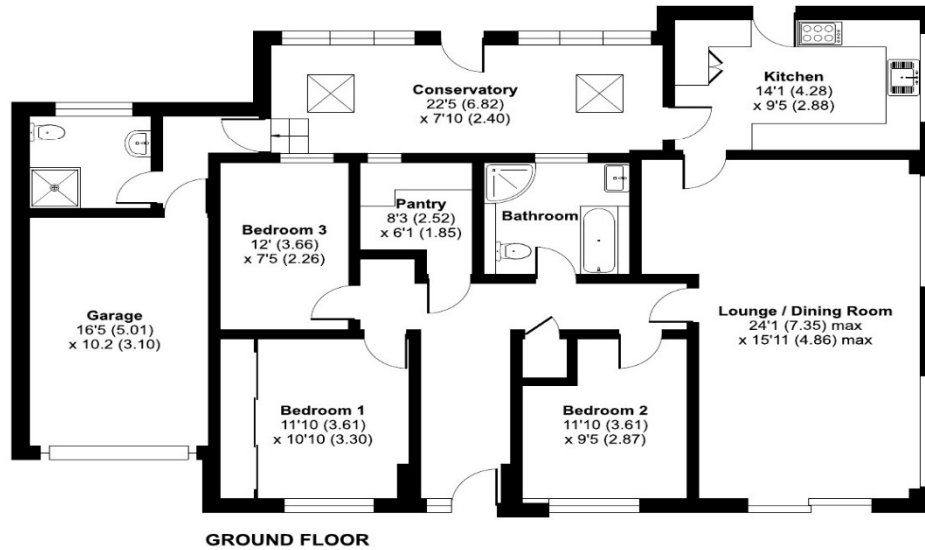
Approximate Area = 1392 sq ft / 129.3 sq m
Garage = 168 sq ft / 15.6 sq m
Outbuilding = 197 sq ft / 18.3 sq m
Total = 1757 sq ft / 163.2 sq m
For identification only - Not to scale



OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Dawson Nott Ltd. REF: 1356679

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

