



Beech Cottage

Common Moor, Liskeard, Cornwall, PL14 6EP



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Guide Price £425,000-£435,000

Immaculately presented three-bedroom detached contemporary home

Barn style design with modern finish

Bright, modern living spaces

Off road parking for multiple vehicles

Low maintenance enclosed garden

For sale with the benefit of no onward chain



Description

An immaculately presented three-bedroom detached contemporary home, beautifully designed to an exceptional standard and tucked away in a fantastic quiet position within the sought-after hamlet of Common Moor. Thoughtfully created with a striking barn-style appearance, this stunning property offers a perfect blend of modern luxury, energy efficiency, and countryside charm.

Positioned within close proximity to many picturesque moorland walks and finished to an outstanding specification throughout, the accommodation feels virtually brand new, with stylish interiors, high-quality fittings, and a superb contemporary layout designed for modern living. Light-filled living spaces flow effortlessly, creating a welcoming and practical home.

Externally, the property benefits from a generous stone-chip driveway providing parking for multiple vehicles, while to the rear there is a private garden offering an excellent space for relaxing and entertaining.

The home also incorporates impressive eco-friendly features, including solar panels and an air source heat pump, helping to maximise efficiency and reduce running costs.

Situated in a peaceful location within Common Moor, this unique detached home offers an exceptional opportunity to acquire a beautifully finished contemporary property in a highly desirable rural setting.



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Accommodation

Entrance via an aluminium door with double glazed inset leading into:-

Hallway

Access to all ground floor rooms, LED downlights, uPVC double glazed window to the rear elevation, built in storage cupboard/ plant room, wooden double glazed window to the front elevation, underfloor heating, wooden beams to ceiling, wooden stable door to the front elevation, door into:-

Shower Room

Velux skylight to ceiling, wash hand basin with mixer tap and vanity storage below, W.C, shower cubicle with mixer shower over and glazed shower screen, wooden beams to ceiling, LED downlights, underfloor heating.

Bedroom

Triple aspect having wooden double glazed windows to the front, side and rear elevations, underfloor heating, LED downlights, wooden beams to ceiling.

Snug/Office

uPVC double glazed window to the front elevation, underfloor heating, LED downlights.

Open Plan Living, Kitchen and Dining Room

Stairs rising to the first floor with built-in under stairs storage cupboard below, dual aspect having uPVC double glazed windows to the side and rear elevations, LED downlights, television point, a range of fitted wall and base units with square top work surfaces over incorporating a one and a half bowl sink with mixer tap over, built in oven, four ring induction hob and extractor fan over, integrated fridge freezer, integrated slimline

dishwasher, aluminium bifold doors leading to the side elevation, underfloor heating.

First Floor

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

Bedroom

uPVC double glazed window to the front elevation, Velux skylight to ceiling, LED downlights.

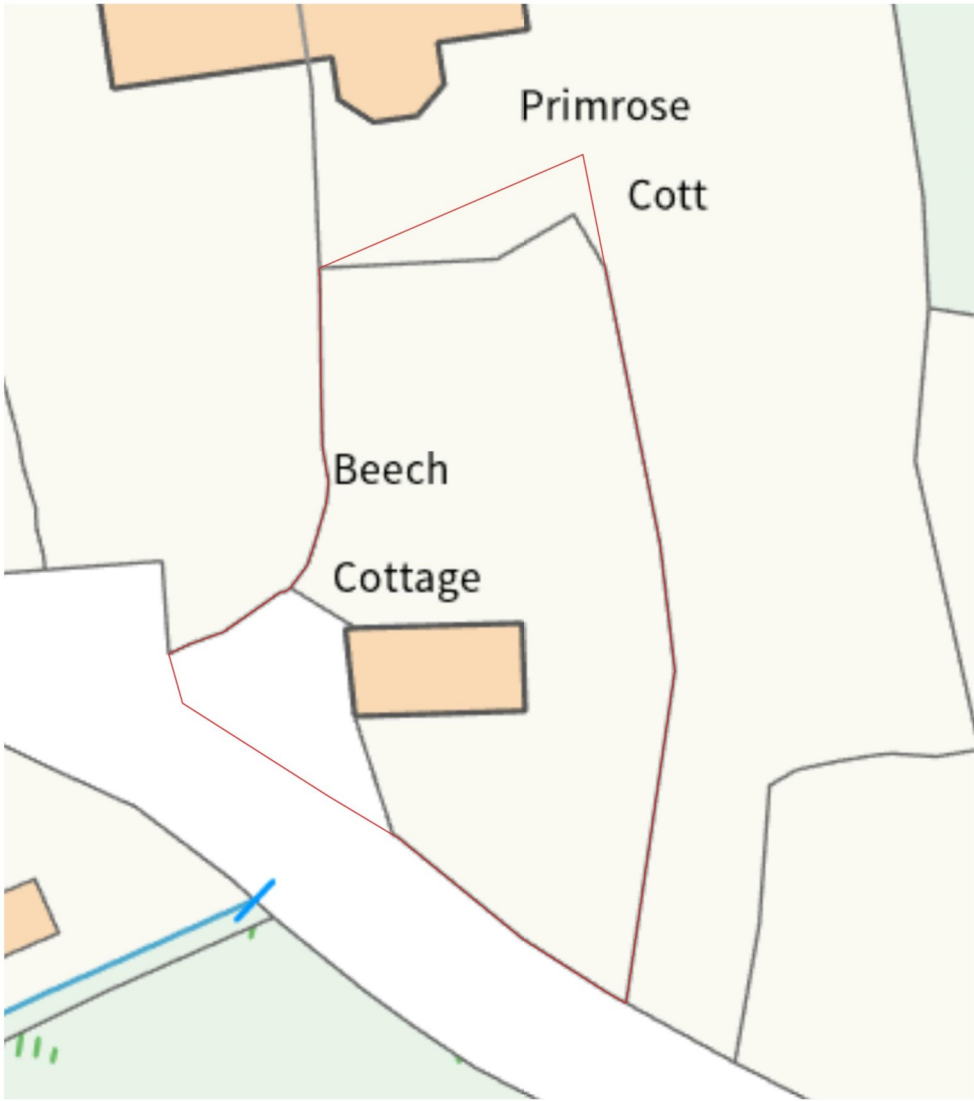
Bathroom

Velux skylight to ceiling, walk in shower with mixer shower over being partially tiled, W.C, wash hand basin with mixer tap and vanity storage below, a freestanding bath with mixer tap and shower hose, chrome heated towel radiator, LED downlights.

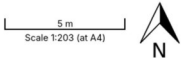
Bedroom

uPVC double glazed window to the side elevation, wooden beams to ceiling.





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Floor Plan



Approximate total area⁽¹⁾
77.9 m²
838 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0

Floor Plan First Floor



Outside

Outside, the property enjoys an attractive and well-designed setting, perfectly complementing its contemporary barn-style appearance. A generous stone-chip driveway provides ample parking for multiple vehicles and is bordered by a raised planted bed featuring a variety of mature flowering trees and shrubs, adding colour and privacy to the approach.

To the rear and side elevations, the landscaped garden has been thoughtfully arranged to create a wonderful outdoor space for both relaxation and entertaining.

A stone-chipped seating area is positioned directly outside the kitchen, with bifold doors opening seamlessly onto the terrace, making it ideal for al fresco dining and social gatherings.

The enclosed garden also benefits from a well-maintained lawned area, complemented by additional raised planting beds stocked with mature flowering trees and shrubs, creating an attractive and established backdrop throughout the seasons.



Services

Mains water, electricity & drainage.

Agents Note

The solar panels are owned by the owner of Beech Cottage and further information will be held with the solicitors during the conveyancing.



EE Rating - B



Council tax band - D



Directions

What3Words – similar.worms.juror



Virtual Tour

<https://tour.giraffe360.com/e227bf6842c5486fb60a0fb5ff0ab660>

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