

Springfield Close

Dobwalls, Liskeard, Cornwall, PL14

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Total GIA Floor Area | Approx. 170 sqm (1830 sqft)

Features

- Four-Bedroom Detached Bungalow
- For Sale with No onward chain
- Scope for Updating and Refurbishment
- 20 min drive to Looe Harbour
- Prominent Corner Plot in a Pleasant Cul-de-Sac
- Large Sitting Room with Multi-Fuel Stove
- Fitted Kitchen with Breakfast Bar
- Principal Bedroom with En-Suite Shower Room
- Gated Driveway with Off-Road Parking
- Integral Double Garage with Workshop Facilities

Description

Occupying a prominent corner plot within a pleasant residential cul-de-sac, this substantial detached bungalow enjoys a well-established garden setting with extensive frontage, a gated driveway providing off-road parking and an integral double garage. Situated within the popular village of Dobwalls, approximately three miles west of Liskeard, the property is conveniently positioned for local amenities, surrounding countryside and access to the A38. The picturesque fishing town of Looe, with its harbour, sandy beaches and coastal walks, is approximately 20 minutes away by car.

The accommodation includes a spacious central dining hall, a large sitting room featuring a stone fireplace with multi-fuel stove, glazed French doors to a side terrace and access to a rear conservatory. The fitted kitchen incorporates an extensive range of units, integrated appliances and a breakfast bar, whilst the sleeping accommodation comprises four bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom. The integral double garage provides additional workshop and storage facilities.

Outside, the property is surrounded by established gardens incorporating attractive stone planting beds, ornamental trees, mature shrubs and areas of lawn. A secluded side terrace provides a pleasant space for outdoor entertaining, whilst the rear garden includes a summerhouse and separate potting shed.

A detached bungalow with gated driveway and double garage. The picturesque fishing town of Looe, with its harbour, sandy beaches and coastal walks, is approximately 20 minutes away by car



The Property

Entrance Hall / Reception Area
A particularly spacious central entrance hall, offering sufficient room for use as an additional reception or dining area. The room features fitted carpeting, embossed wall coverings, decorative cornicing and a patterned ceiling with ornamental plasterwork. Timber-effect internal doors provide access to the principal rooms, whilst the generous proportions create a versatile and welcoming central space.

Sitting Room
A generously proportioned and naturally light reception room, with glazed French doors opening onto the side terrace and sliding patio doors providing access to the rear conservatory. The room features fitted carpeting, embossed wall coverings, decorative cornicing and an ornamental patterned ceiling.

A substantial stone fireplace forms the focal point of the room, incorporating a Woodwarm multi-fuel stove set upon a slate hearth, with adjoining stone plinths, timber capping and fitted display shelving to either side.

Conservatory
Accessed from the sitting room, the rear conservatory provides a pleasant space overlooking the garden. The timber-effect framed, double-glazed elevations incorporate sliding doors to both sides, providing direct garden access. The conservatory has timber-effect vinyl flooring and a mono-pitched polycarbonate roof.

Kitchen
A well-appointed kitchen offering ample storage through a range of timber-effect base and wall-mounted units, complemented by contrasting slate-effect work surfaces incorporating a breakfast bar with seating for three.

Integrated appliances include a five-burner gas hob with a stainless steel and glass extractor hood above, together with a built-in Bosch double electric oven. A composite one-and-a-half-bowl sink with drainer is fitted beneath the rear-facing window, with a chrome mixer tap incorporating a flexible directional spray.

Further features include ceramic tiled splashbacks, dark slate-effect floor tiling and a glazed external door providing direct access to the side terrace. Decorative glazed panels allow borrowed natural light into the adjoining entrance hall, whilst a separate airing cupboard houses the combination boiler and incorporates fitted slatted timber shelving.







The Property

Bedroom One
A generously proportioned double bedroom enjoying a southerly aspect, with a three-section casement window overlooking the rear garden and providing good natural light. The room benefits from extensive fitted storage, comprising a four-door wardrobe and a separate five-door wardrobe with a matching low-level drawer unit.

En-Suite Shower Room
Fitted with a three-piece suite comprising an enclosed shower cubicle with obscure-glazed doors, close-coupled WC and a ceramic wash hand basin with brushed chrome mixer tap, set within a vanity unit providing useful storage. The walls are fully tiled, with terrazzo-effect vinyl flooring incorporating coved upstands.

Bedroom Two
A further generously proportioned double bedroom situated to the front of the property, enjoying a dual aspect with three-section casement windows overlooking the front and side gardens, providing good natural light and far-reaching views. The room features decorative fitted carpeting, embossed wall coverings and an ornamental patterned ceiling. Two built-in wardrobes provide useful storage.

Bedroom Three
A further double bedroom situated centrally to the front of the property, with a three-section casement window overlooking the front garden. The room features decorative fitted carpeting, embossed wall coverings, ornamental ceiling plasterwork and decorative cornicing. A built-in wardrobe with double louvred timber doors provides useful storage.

Bedroom Four
A single bedroom offering flexible accommodation, equally suitable for use as a guest bedroom or home office. The room features decorative fitted carpeting, embossed wall coverings and an ornamental patterned ceiling, with a three-section casement window providing natural light to the side aspect.

Bathroom
Situated to the rear of the property, the bathroom is fitted with a four-piece suite comprising a panelled bath with chrome mixer tap and separate shower attachment, an enclosed shower cubicle with sliding toughened glass doors, a close-coupled WC and a ceramic wash hand basin with chrome mixer tap, set within a timber-effect vanity unit.















Grounds

Front Aspect

Occupying a prominent corner plot within a pleasant residential cul-de-sac, the property is approached through timber double gates opening onto a tarmacadam driveway, providing off-road parking for two vehicles and access to the integral double garage.

The generously proportioned front garden is attractively landscaped, with gravelled areas, raised natural stone planting beds, established shrubs and ornamental trees, including a central circular planting feature. Low-level hedging and stone boundary walls extend around the front and side boundaries. A concrete pathway leads to the recessed main entrance, whilst further pathways to either side of the bungalow provide access to the rear garden, including a more secluded garden area to the left-hand side.

Rear and Side Gardens

The side garden incorporates an attractive gravelled area bordered by established conifer hedgerow and ornamental planting. A timber pedestrian gate set within a rendered masonry wall leads to a secluded terrace with decorative patterned concrete paving. Glazed French doors from the sitting room and a separate door from the kitchen provide convenient access to this area, making it particularly suitable for outdoor dining and entertaining.

The principal rear garden is predominantly laid to lawn, with concrete pathways extending around the conservatory and adjoining the bungalow. Established hedging, shrubs and semi-mature trees provide a sheltered setting and a good degree of privacy. Towards the rear of the garden are two timber outbuildings, comprising a summerhouse with glazed French doors and side windows beneath a pitched, felt-covered roof, together with a smaller potting shed, providing useful additional storage and garden accommodation.

Double Garage

A particular feature of the property is the substantial integral double garage, with an electrically operated up-and-over door and internal access from the entrance hall. The garage has a concrete floor, plastered walls, three fluorescent strip lights and several conveniently positioned double electrical sockets. A frosted double-glazed window provides natural light to the side aspect, whilst a fitted workbench area incorporates base units, work surfaces and a stainless-steel sink with drainer.







Location

Dobwalls is an established village in south-east Cornwall, situated approximately three miles west of the historic market town of Liskeard. Surrounded by attractive countryside, the village offers a pleasant residential setting whilst remaining conveniently positioned for access to local amenities and the wider region.

The village benefits from a range of everyday facilities, including a convenience store with post office, public house, community primary school, nursery, village hall and recreational facilities. The nearby town of Liskeard provides a more extensive selection of independent shops, supermarkets, cafés, restaurants, leisure facilities and primary and secondary schooling.

Dobwalls is conveniently situated for the A38, providing road connections westwards towards Bodmin and eastwards towards Plymouth, approximately 18 miles away. Liskeard railway station lies on the mainline railway between Cornwall and London Paddington, offering regular services to Plymouth, Exeter and destinations further afield. The town also provides a branch line connection to the coastal town of Looe.

Property Information

Local Authority: Cornwall Council **Tenure:** Freehold

Services: Water, Gas, Electricty, Drainage **Heating:** Gas Central Heating

Hot Water: Gas-fired Central Heating **EPC Rating:** Rating D

Council Tax Band: Band E **Broadband:** Ultrafast available 1000Mbps Download

Agents Note:

The property is being sold as a charitable disposal and is sold as seen. Any offer is made on the basis that the purchaser has inspected the property, undertaken such surveys, searches and enquiries as they consider necessary, and is satisfied with its condition and contents. The vendor will not undertake any clearance, repair or improvement works prior to completion.

Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



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Indicative Site Plan (not to scale)

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Springfield Close, Dobwalls, Liskeard, PL14

Approximate GIA (Gross Internal Area) Inc. Garage = 170sqm (1830 sqft)

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David Cosby Chartered Surveyors & Estate Agents
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





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