



Central Villas, Menheniot

Guide Price £300,000

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A spacious three-bedroom semi in central Menheniot, arranged over three floors with generous living areas, multiple en-suites and a private courtyard garden. Ideal as a large family home or a strong investment with scope to reinstate HMO (House of Multiple Occupancy) use.

THE PROPERTY

Located in the heart of Menheniot, this three-bedroom semi-detached home offers impressive proportions and excellent flexibility across three floors. Previously used as an HMO, the layout naturally supports multi-room living, making it equally appealing as a substantial family home or an income-generating investment.

The ground floor features a full-depth lounge/diner, providing a sociable and versatile living space with room for both dining and relaxation. The separate kitchen is well-arranged with ample storage and work surfaces, ideal for busy households.

On the first floor are two generous double bedrooms, each with its own en-suite a rare advantage for families with older children, sharers or those considering reinstating HMO use. The top floor is dedicated to a superb principal bedroom with an en-suite and excellent floor area, offering privacy and a sense of retreat.

Across approximately 1,339 sq ft, the property delivers a strong combination of space, practicality and adaptability.

THE OUTSIDE

To the rear sits a private courtyard garden an enclosed, low-maintenance outdoor space ideal for morning coffee, outdoor dining or simple relaxation. With a mix of stonework, planting areas and space for seating, it offers a peaceful spot to enjoy without the upkeep of a larger garden.

THE LOCATION

Menheniot is one of South East Cornwall's most desirable villages, known for its welcoming community and excellent day-to-day amenities. The village offers a well-regarded primary school, local shop and post office, a friendly pub, church, sports facilities and a range of community groups.

For commuters, Menheniot benefits from its own railway station with direct links to Liskeard, Plymouth and beyond, while the A38 is easily accessible for travel throughout Cornwall and Devon. Liskeard is just a short drive away, providing supermarkets, secondary schooling, leisure facilities and wider services.

Council Tax band: B

Tenure: Freehold

EPC: E Efficiency: B Rating: E





FAQs

Services – Gas heating, mains electricity, water, and drainage.

Sellers position – Buying on

Outside Aspect – North

Tenure – Freehold

Loft – Partially boarded

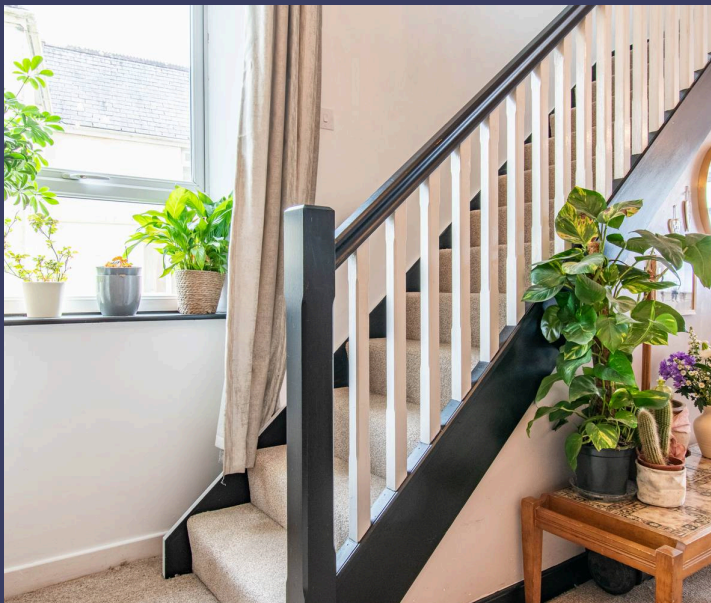
Agents' Notes - We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £80 (including VAT) is charged to cover the cost.

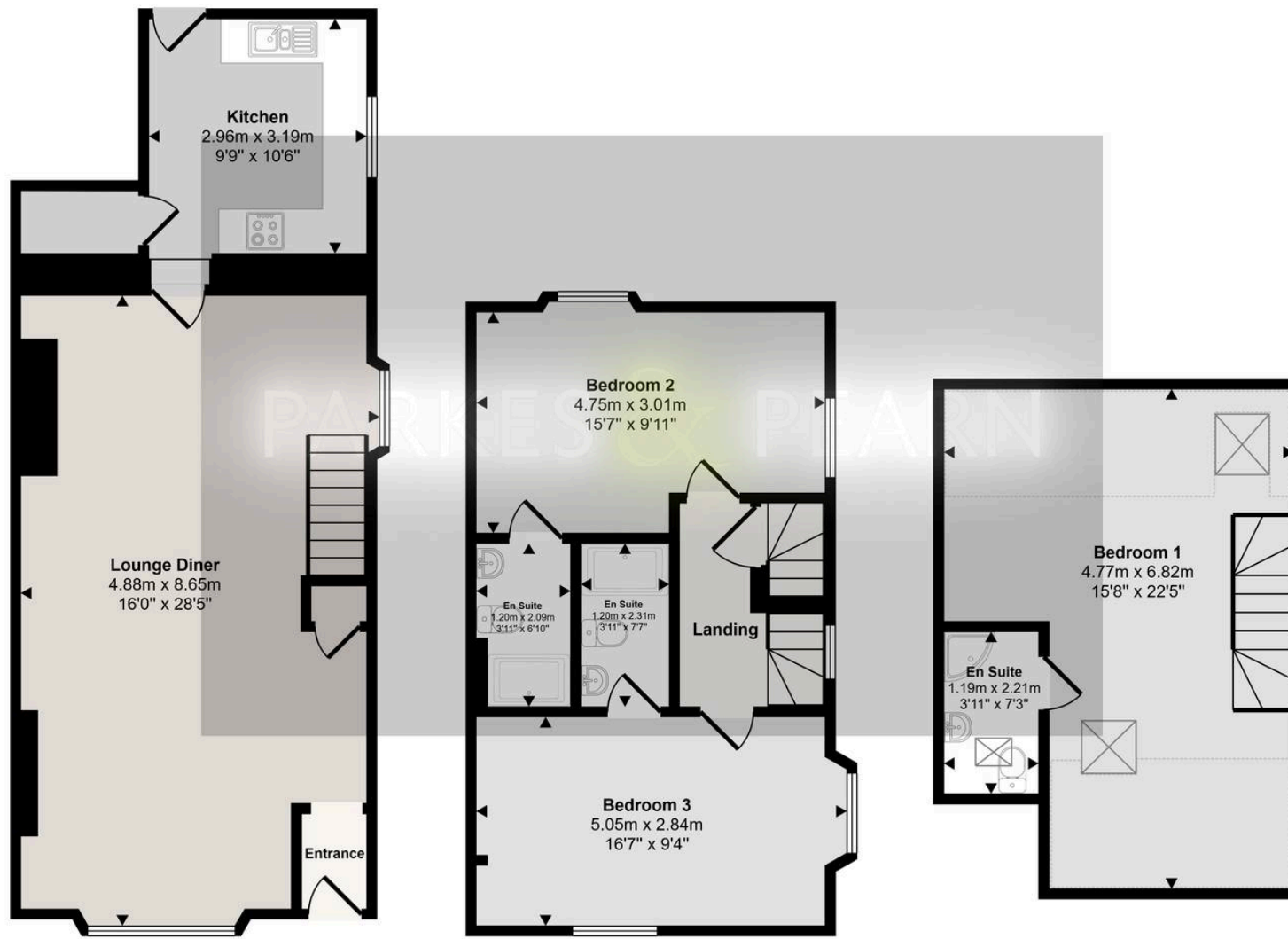
DIRECTIONS

SatNav – PL14 3QZ

what3words - ///endlessly.workouts.baseless




Approx Gross Internal Area
124 sq m / 1339 sq ft



Ground Floor
Approx 54 sq m / 581 sq ft

First Floor
Approx 40 sq m / 430 sq ft

Second Floor
Approx 30 sq m / 328 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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