



Guide £175,000

Limes Lane, Liskeard, PL14 4AU

**Jefferys** ESTABLISHED 1865

Coach House  
Limes Lane  
Liskeard  
Cornwall  
PL14 4AU

Price Guide £175,000

A deceptively spacious, characterful, converted Coach House providing a large one bedroom detached house with off road parking and enclosed private garden area.  
\* Available with no onward chain \*

Situated on the periphery of the town centre and conveniently placed for easy access to Liskeard. The centre provides a range of shopping, business and leisure facilities, junior and secondary schooling and a main line railway station connecting to London (Paddington) via Plymouth. The town is conveniently located close to Bodmin Moor and within a short drive of the south coast beaches and outstanding coastal scenery.

This former Coach House has been converted to provide a detached one bedroom dwelling. It has electric heating installed and mostly uPVC double glazed windows. The property offers two reception rooms and has the benefit of a separate utility room.

Parking is available to the side.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:**

#### Entrance Hall

Large, original wood board door to the side with a uPVC double glazed window to the front.

#### Kitchen

**10' 5" x 6' 2" (3.18m x 1.88m)**

uPVC double glazed window to the rear, modern kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit with one and a half bowls, built in electric oven and electric hob.

#### Utility Room

**6' 7" x 5' 9" (2m x 1.76m)**

Wood board door to the rear with a uPVC double glazed window to the front. Working surface with plumbing for washing machine, space for fridge freezer.

#### Dining Room

**9' 2" x 9' 0" (2.79m x 2.75m)**

Two uPVC double glazed windows to the front, electric night storage heater.

#### Lounge

**15' 5" x 13' 0" (4.7m x 3.95m)**

uPVC double glazed window to the side, wood and double glazed window to the front, two electric night storage heaters.

Open tread stairs lead to:

#### Half Landing

Built in airing cupboard with factory insulated hot water cylinder and electric immersion heater.

#### Bathroom/WC

White suite comprising wash hand basin, panel bath with electric shower over, low level WC. Heated towel rail. uPVC double glazed window to the rear. Partly tiled walls.

Open tread stairs lead to:

#### Bedroom 1

**12' 4" x 9' 11" (3.75m x 3.01m)**

uPVC double glazed window to the front, panel heater, built in bedroom furniture with hanging rails and shelves.

#### OUTSIDE

To the side, there is a good sized parking space for one vehicle. The Coach House is approached through a gated entrance



which provides a low maintenance concrete path/courtyard with shrub borders to the side and rear.

### SERVICES

Mains electricity, water, and drainage. Electric heating.

Good Mobile Coverage and Fibre Broadband available.

### TENURE

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

### COUNCIL TAX

Band 'A'

### EPC

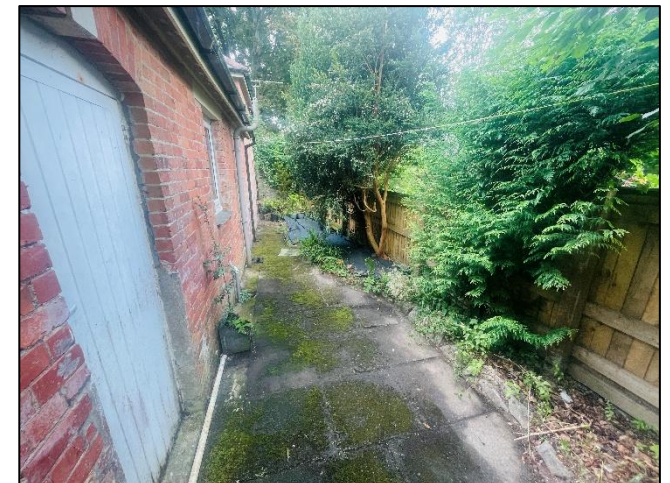
Band 'E'

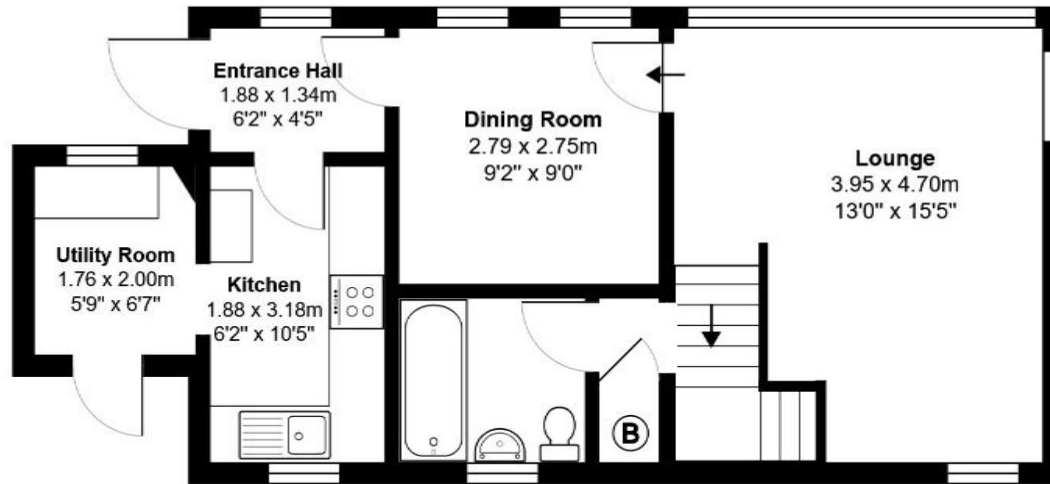
### MINING AND RADON

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

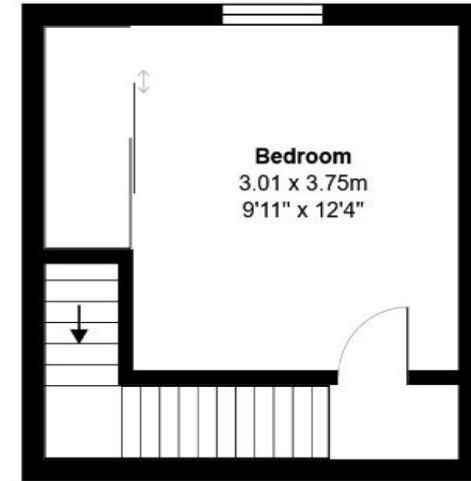
### VIEWING

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





Ground Floor



First Floor

Coach House, Limes Lane, Liskeard, PL14 4AU

Total Area: 52.5 m<sup>2</sup> ... 565 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**  
17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

OFFICES AT: LOSTWITHIEL • LISKEARD

[www.jefferys.uk.com](http://www.jefferys.uk.com)

