KIVELLS

Dukes End

St. Neot, Liskeard





Dukes End

St. Neot, Liskeard, PL14 6NG

Guide Price: £450,000 - £475,000

Substantial and extremely versatile five bedroom detached residence

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Self contained annex to the ground floor with potential for multigenerational living

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Low maintenance gardens surround the property

Block paved drive way with parking for multiple vehicles



Description

An expansive five bedroom detached residence with excellent potential to be utilised for multi generational living, the accommodation includes a two bedroom self-contained annex on the ground floor.

Dukes End is excellently positioned within the popular Cornish village of St. Neot, boasting off-road parking for multiple vehicles and enjoying low maintenance gardens.

Internally the spacious living accommodation is set across two floors with the self-contained annex being a wonderful addition to the property, having the potential for a purchaser to incorporate this back into the main residence to suit their own individual preference.

Externally, the grounds of the property have been extremely well maintained by the current vendors and an internal viewing is essential to fully appreciate the versatile and spacious living accommodation available.



Accommodation

Entrance via composite door with obscure glazed panelling inset opening into:-

Hallway
Stairs rising to first floor with storage below, door leading to garage, radiator, coving to ceiling.

Utility Room
uPVC double glazed window to the rear elevation, fitted base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for freestanding freezer, radiator, coving to ceiling.

First Floor
Doors off to all rooms, composite door with obscure glazed panelling inset opening onto side elevation, airing cupboard, access to attic via loft hatch, radiator, coving to ceiling.

Kitchen
uPVC double glazed windows to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink with mixer tap over, integrated double oven, integrated four ring electric hob with extractor fan over, integrated undercounter fridge and freezer, space and plumbing for dishwasher, tiled splashback, radiator, coving to ceiling

Living Room
Dual aspect having uPVC double glazed windows to the front and side elevations enjoying far reaching views, electric fireplace with marble hearth and wooden mantle over, television point, radiators, coving to ceiling.

Dining Room
uPVC double glazed window to the rear elevation, radiator, coving to ceiling.







Accommodation

Office
uPVC double glazed window to the side elevation, radiator, coving to ceiling.

Bedroom
uPVC double glazed window to the rear elevation, built-in wardrobes and dressing table, radiator, coving to ceiling.

Bedroom
uPVC double glazed window to the rear elevation, built-in wardrobes, radiator, coving to ceiling.

Bedroom
uPVC double glazed window to the front elevation, radiator, coving to ceiling, door leading into:-

Ensuite
Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with individual taps over, corner shower with mixer shower and glazed doors, partially tiled throughout, chrome heated towel radiator, coving to ceiling.

Bathroom
Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with individual taps, corner bath with wooden panelled surround and individual taps with mixer shower over, partially tiled throughout, chrome heated towel radiator, coving to ceiling.







Accommodation

Rainton House

Entrance via a composite door with obscure glazed panelling inset opening into:-

Hallway
Doors off to all rooms, built in storage cupboard, radiator, coving to ceiling.

Open Plan Living/Kitchen
uPVC double glazed windows to the rear elevation and uPVC double sliding doors with glazed panelling insets opening onto rear elevation, television point, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl composite sink and drainer with mixer tap over, integrated double oven, integrated four ring electric hob with extractor fan over, integrated dishwasher, space for freestanding fridge freezer, tiled splash back, built in pantry cupboard, coving to ceiling, radiators.

Shower Room
Obscure uPVC double glazed window to the front elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, large corner shower with mixer shower and glazed screen doors, chrome heated towel radiator, coving to ceiling.

Bedroom
uPVC double glazed window to the front elevation, built-in wardrobes, radiator, coving to ceiling.

Bedroom
uPVC double glazed window to the rear elevation, radiator, coving to ceiling.







Floor Plan



Floor 0

KIVELLS
www.kivells.com

Approximate total area(1)

126.5 m²
1361 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

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Floor Plan



Floor 1

KIVELLS
www.kivells.com

Approximate total area(1)

122.3 m²
1317 ft²

Balconies and terraces

7.9 m²
85 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

Outside

The property is approached over a large block paved driveway that provides off-road parking for multiple vehicles and leads to the double garage. .

The property enjoys a low maintenance, enclosed garden which is thoughtfully designed to enjoy the several areas for outdoor dining and entertaining.

A variety of established plants create an attractive, welcoming space whilst being easy to maintain.



Garage

Obscure uPVC double glazed window to the front elevation, up and over garage doors, power and lighting throughout.



Additional Information

Useful Property Information

SERVICES:

Mains electricity, water, drainage and oil central heating.

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

Virtual Tour -
https://tour.giraffe360.com/902a7ec002854e88b3700fe537042ca4

DIRECTIONS:

What3words: /// snuggled.awoke.impulses

EE RATING: C

COUNCIL TAX BAND: E & A

AGENTS NOTE:

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

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