



Minefield Bungalow, Menheniot, Liskeard, Cornwall, PL14 3RY

Offers Over £550,000



Set within approximately 2.02 acres on the edge of the highly regarded village of Menheniot, Minefield Bungalow presents a rare opportunity to acquire a lifestyle property with exceptional flexibility. Combining a detached bungalow, impressive leisure facilities, extensive outbuildings and generous grounds, the property offers enormous scope for a wide variety of buyers seeking space, privacy and future potential in a beautiful rural setting. Being offered to the market with no onward chain.

Surrounded by rolling countryside and enjoying far-reaching views across the landscape, the property occupies a peaceful yet accessible location. Menheniot remains one of South East Cornwall's most desirable villages, offering a thriving community, primary school, village shop, public house and railway station with connections to Plymouth and Truro. The coastline at Looe, the sailing waters of the south coast and the city of Plymouth are all within easy reach.

The heart of the home is the spacious kitchen and dining room, providing a welcoming setting for everyday family life and entertaining. Well arranged and practical, it is a space designed to bring people together while enjoying views over the surrounding grounds. A separate utility room provides useful additional storage and workspace.

The sitting room is a light and comfortable space, enjoying an attractive outlook across the gardens and countryside beyond. Large windows draw natural light into the room throughout the day, creating a calm and relaxing environment from which to enjoy the surrounding setting.

The bungalow offers three well-proportioned bedrooms, all conveniently positioned alongside the family bathroom. The layout lends itself equally well to family occupation, retirement living or those seeking additional space for guests or home working.

Beyond the principal accommodation lies one of the property's most appealing features. The substantial garden room provides a fantastic entertaining space with endless possibilities for family gatherings, celebrations, hobbies or leisure pursuits. Its size and versatility create an extension of the living accommodation that can be enjoyed throughout the year.

Leading directly from the garden room is the heated indoor swimming pool, creating a wonderful lifestyle feature rarely found in rural homes. Complemented by a sauna, this area offers a private retreat dedicated to relaxation, exercise and wellbeing, bringing the feel of a boutique leisure facility into the home.

A defining feature of Minefield Bungalow is the remarkable range of outbuildings. Formerly associated with an MOT business, the buildings now offer an exciting opportunity for buyers seeking substantial ancillary space. Workshops, offices, garages and storage areas provide exceptional flexibility, whether for vehicle enthusiasts, hobbyists, collectors, home businesses or those requiring secure storage. The scale of the buildings also presents intriguing possibilities for reconfiguration, redevelopment or alternative uses, subject to any necessary planning permissions and consents.

Outside, the property continues to impress. Established gardens surround the bungalow, creating attractive spaces to relax, entertain and enjoy the peaceful surroundings. The adjoining paddock provides additional space for a variety of uses and enhances the property's rural appeal. Together, the land and grounds create a setting that feels private and secluded while remaining conveniently connected to local amenities and transport links.

Opportunities to acquire a property with such a unique blend of comfortable living accommodation, extensive leisure facilities, significant outbuildings and over two acres of land are exceptionally rare. Minefield Bungalow offers not only a wonderful home, but the chance to create something truly special in a sought-after Cornish countryside location.

Agent's Note: A historic mine shaft is understood to be located within the grounds and has been filled and capped by the current owners. Purchasers must rely on their own investigations and enquiries in respect of this matter.

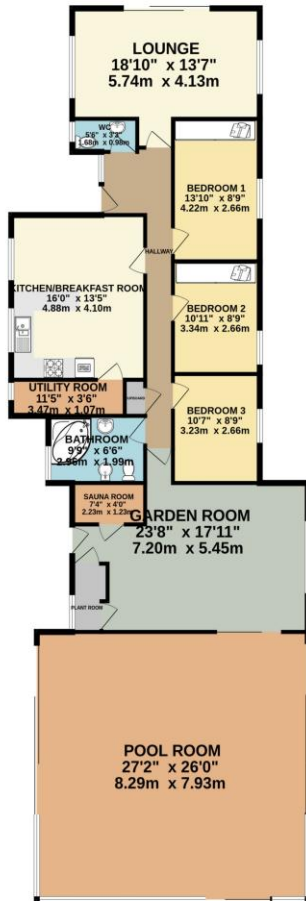
Services:

LPG Gas Heating
Mains Electric.
Mains Water

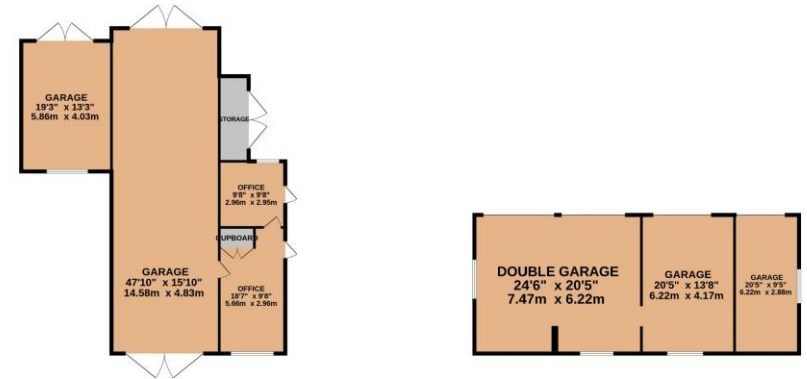
To view this property call Lang Town & Country Estate Agents on **01752 256000**.

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TOTAL FLOOR AREA: 2035 sq.ft. (189.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 2312 sq.ft. (214.8 sq.m.) approx.
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