



Menna House East Tuelmenna, Liskeard

Guide Price £580,000

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Experience idyllic rural living in this spacious four-bedroom extended semi-detached barn conversion, set within approximately 2.5 acres. With a generous garden, 1.8-acre paddock and genuine potential to live more sustainably, this unique home is an absolute must-see.

THE PROPERTY

With over 1,550 sq ft (approx.) of internal accommodation, this charming character home offers the perfect blend of countryside tranquillity and convenient access to nearby amenities.

The current owners have extended the property to include a large master bedroom, a separate WC and a utility room. The layout provides excellent flexibility and could lend itself to multi-generational living.

The ground floor includes a fitted kitchen and an impressive 31ft lounge/diner featuring a wood-burning stove. Upstairs, the first floor offers three double bedrooms and a family shower room.

The property benefits from electric heating, double glazing and partial triple glazing, private water and drainage. With the addition of solar PV panels, the home presents a realistic opportunity for those seeking a more self-sufficient, "off-grid" lifestyle.

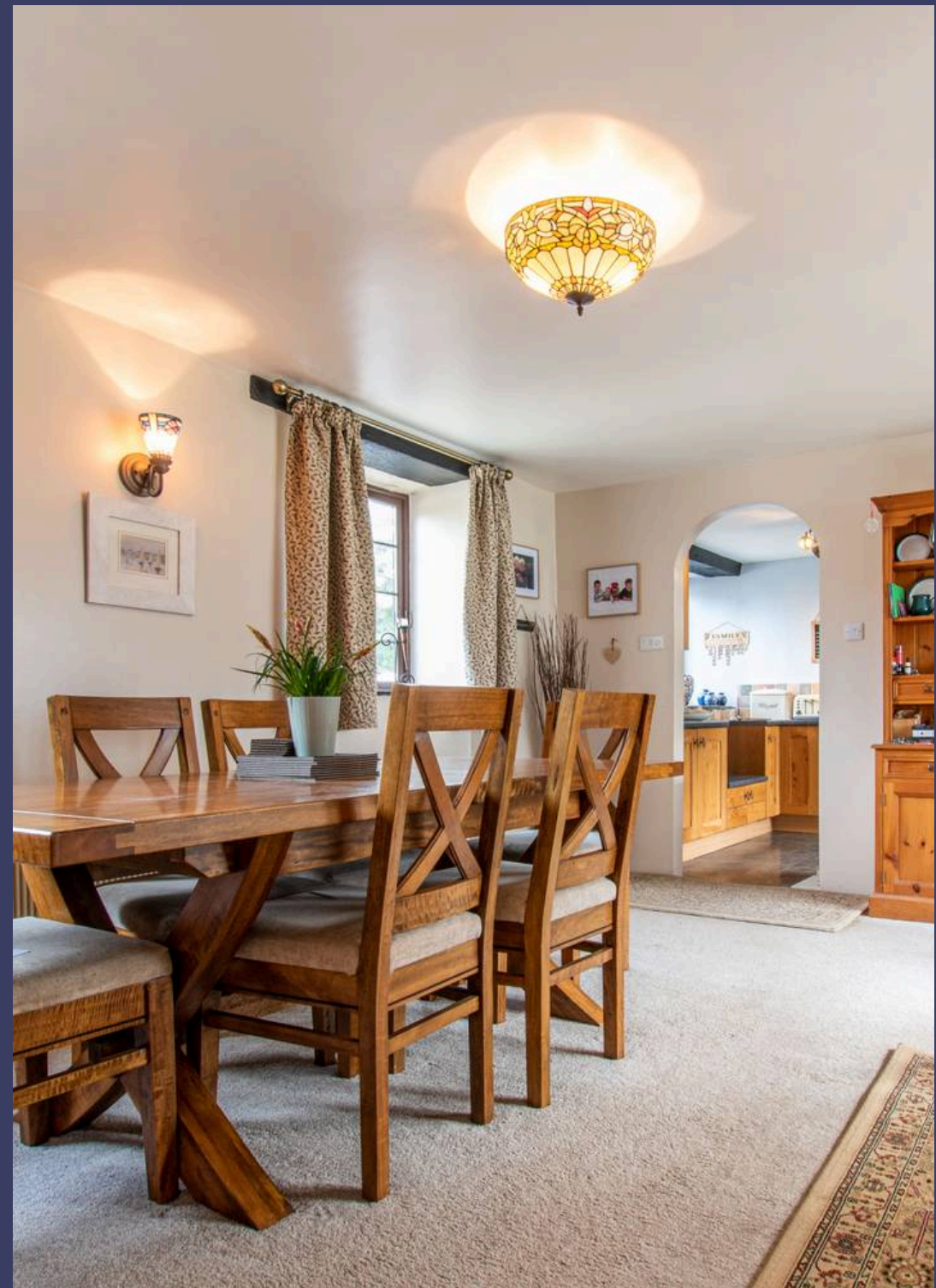
The versatile layout offers scope for personalisation or further extension (subject to permissions). Parking is available to the side and rear of the plot.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:





THE OUTSIDE

The home sits within a shared courtyard serving two neighbouring properties.

A timber five-bar gate leads into the main garden, a generous and privately enclosed level plot to the side and rear. Designed for entertaining, the space includes a covered bar area, circular patio with power points, and a pizza oven.

Mostly laid to lawn and bordered by mature conifers and hedgerow there are views to the left of the garden across open countryside. A variety of shrubs, trees and planting create a welcoming and attractive outdoor environment.

A driveway runs through the plot, providing ample parking and access to garden sheds and a useful two-storey timber outbuilding. This building offers excellent storage and an upper room currently used as a home gym.

The paddock, enclosed by hedgerow and treeline is accessed at the rear of the property. This picturesque pastureland is ideal for equestrian use, livestock, or a range of rural hobbies.

THE LOCATION

The property enjoys easy access to the A38 and is close to the popular village of Dobwalls, which offers a village store, well-regarded primary school and the highly rated Highwayman pub.

Just three miles away lies the thriving market town of Liskeard, positioned only seven miles from the South Cornwall coastline and within easy reach of Bodmin Moor. Liskeard provides a full range of amenities including supermarkets, retail park, leisure centre with swimming pool, squash and tennis courts, community hospital, and both primary and secondary schools.

The town's mainline railway station offers direct links to Plymouth and London Paddington, as well as a branch line to the coastal fishing port of Looe. The A38 dual carriageway provides excellent road connections into Devon and further into Cornwall.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.4 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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