



# Carlyon House

St Neot, Liskeard, Cornwall, PL14 6NG





# *Carlyon House*

St Neot, Liskeard, PL14 6NG

Guide Price £475,000 - £500,000

Grade II listed semi-detached property

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Substantial four-bedroom family home

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Characterful and charming throughout

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Sought-after village location in St Neot

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Enclosed rear garden bordering a peaceful stream

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Garage and off-road parking for one vehicle

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## Description...

Nestled in the heart of the sought-after village of St Neot, this substantial four-bedroom Grade II listed semi-detached residence is brimming with charm, character, and period features throughout. Beautifully combining historic elegance with generous family accommodation, the property offers a rare opportunity to acquire a truly distinctive village home.

The accommodation is spacious and versatile, with a wealth of original features including exposed beams, feature fireplaces, and traditional detailing that enhance the home's warm and welcoming atmosphere. The property offers well-proportioned reception rooms, a characterful kitchen, and four generous bedrooms ideal for family living or those seeking additional space for home working or guests.

Externally, the property continues to impress with attractive mature gardens and a delightful patio area, perfect for outdoor dining and entertaining. Further benefits include a garage and off-road parking.

Positioned within the picturesque village of St Neot, surrounded by beautiful countryside yet conveniently located for access to nearby towns and amenities, this charming period home offers the perfect blend of rural tranquillity and practical living.



# K

## Accommodation

Entrance via a wooden door with double glazed inset leading into:-

### Hallway

Doors off to all ground floor rooms, dado rail, picture rail, radiator, stairs rising to the first floor, stairs lowering to Basement.

### Living Room

Wooden double glazed sash windows to the front elevation, a multi fuel stove with wooden mantle and slate hearth, picture rail, radiator, television point, wooden double doors leading into:

### Kitchen/Dining Room

Dual aspect having wooden double glazed windows to the rear and side elevations, wooden double glazed double doors leading to the rear garden, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, integrated dishwasher, under counter space and plumbing for washing machine, built in oven with four ring induction hob and extractor fan over, integrated fridge freezer.

### Cloak Room

Low-level W.C, pedestal wash hand basin with mixer tap over and tiled splashback, LED downlight.

### Sitting Room

Wooden double glazed sash window to the front elevation, a woodburning stove with wooden mantle and slate hearth, picture rail, radiator.

### Lower Ground Floor

### Basement

Access to all room, stairs leading to the rear garden, power and lighting throughout.



# K

## Accommodation First Floor

Doors off to all first floor rooms, dado rail, picture rail, access to attic via loft hatch, wooden sash window to the side elevation, radiator.

### Bedroom

Wooden double glazed sash window to the front elevation, picture rail, radiator, door into:-

### Ensuite

Shower cubicle with mixer shower over and glazed shower screen, chrome heated towel radiator, pedestal wash handbasin with mixer tap over, low-level W.C, downlights, tiled floor to ceiling.

### Bedroom

Wooden double glazed sash window to the front elevation, picture rail, radiator.

### Bedroom

Wooden double glazed sash window to the front elevation, radiator, picture rail.

### W.C

Wooden obscure double glazed window to the side elevation, low-level W.C, downlight.

### Bathroom

Wooden double glazed obscure sash window to the side elevation, bath with panelled surround and mixer tap over, wash hand basin with mixer tap over and vanity storage below, low-level W.C, shower cubicle with mixer shower over and glazed shower doors, chrome heated towel radiator, downlights, tiled floor to ceiling.

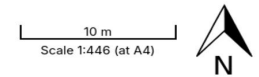
### Bedroom

Wooden double glazed sash window to the rear elevation, radiator, picture rail.



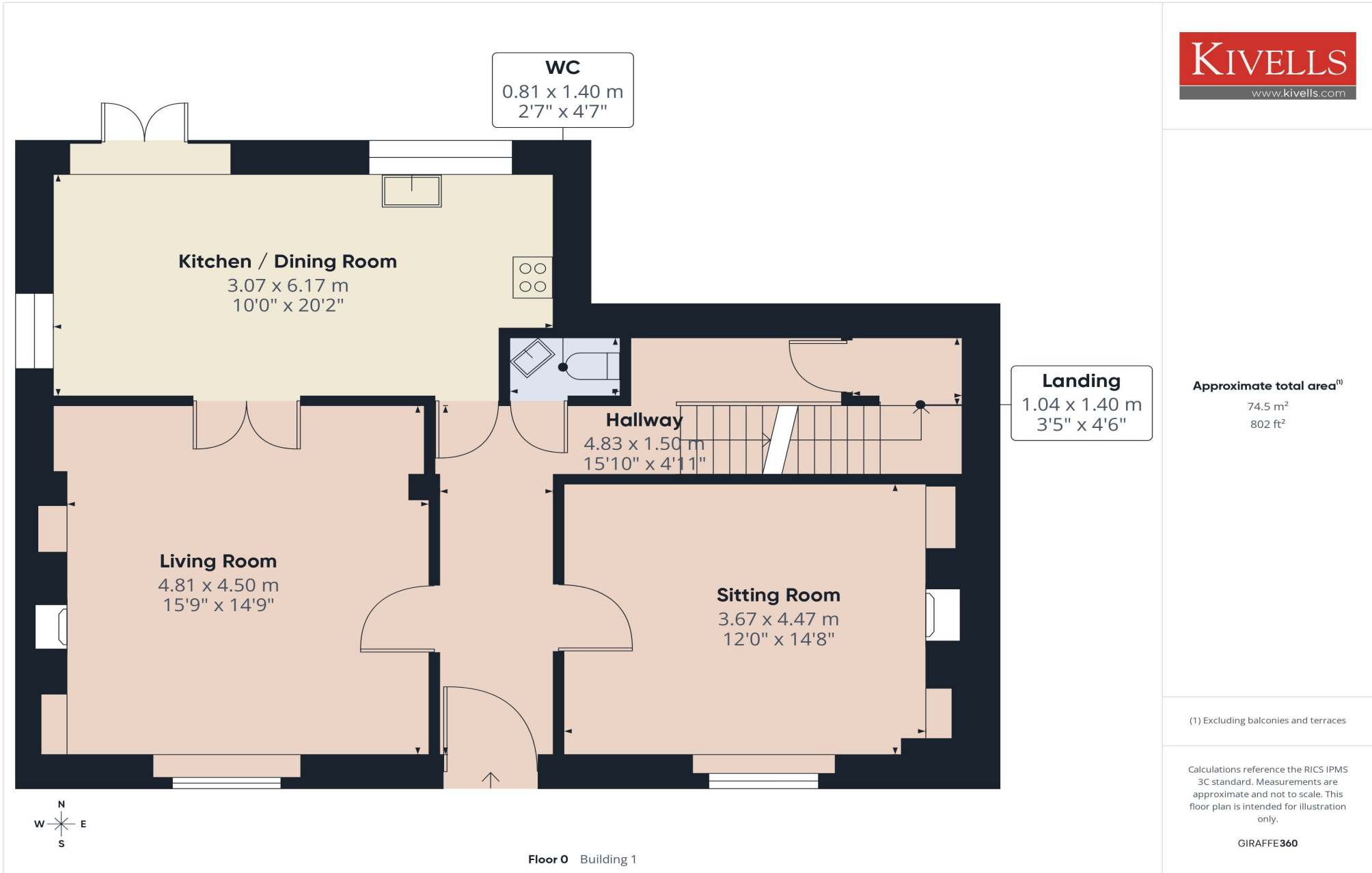


Produced on Land App, May 6, 2026.  
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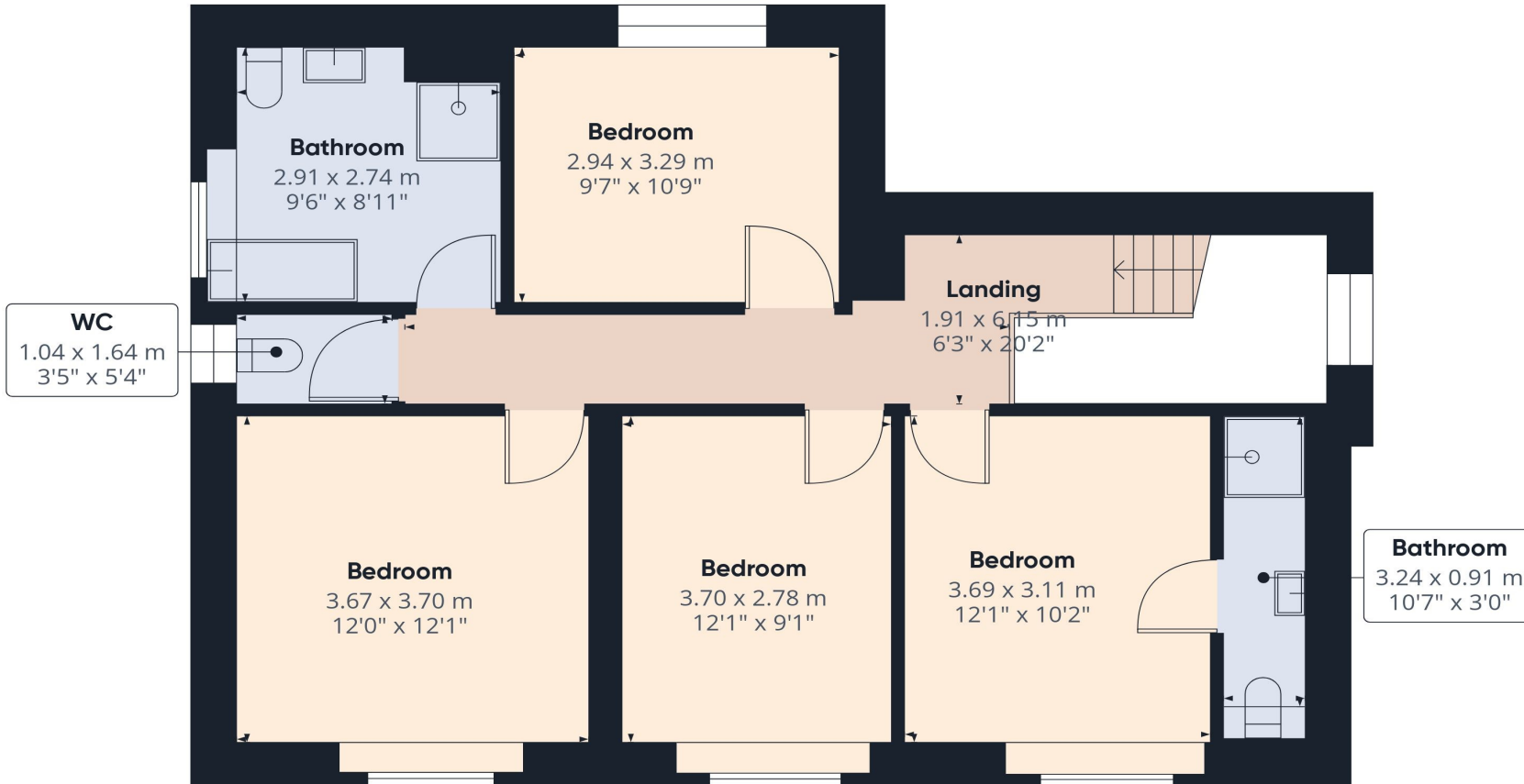


Plan for identification purposes only, not to scale

Floor Plan



Floor plan for identification purposes only, not to scale



**Approximate total area<sup>(1)</sup>**  
69.1 m<sup>2</sup>  
744 ft<sup>2</sup>

(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



Floor 1 Building 1

## Outside

Externally, the property is approached via an attractive iron fence and gate, with a pathway leading to the front entrance flanked by lawned gardens on either side, creating an inviting first impression.

To the rear, the enclosed garden enjoys a peaceful setting with a patio area ideal for outdoor dining and entertaining, whilst the garden itself borders a gently flowing stream, enhancing the sense of tranquillity and privacy. Further benefits include a garage together with off-road parking for one vehicle.



## Garage

Up and over door, with power and lighting throughout, offers storage.

Services

Mains water, electricity, drainage & oil fired central heating.

⚡ EE Rating - E

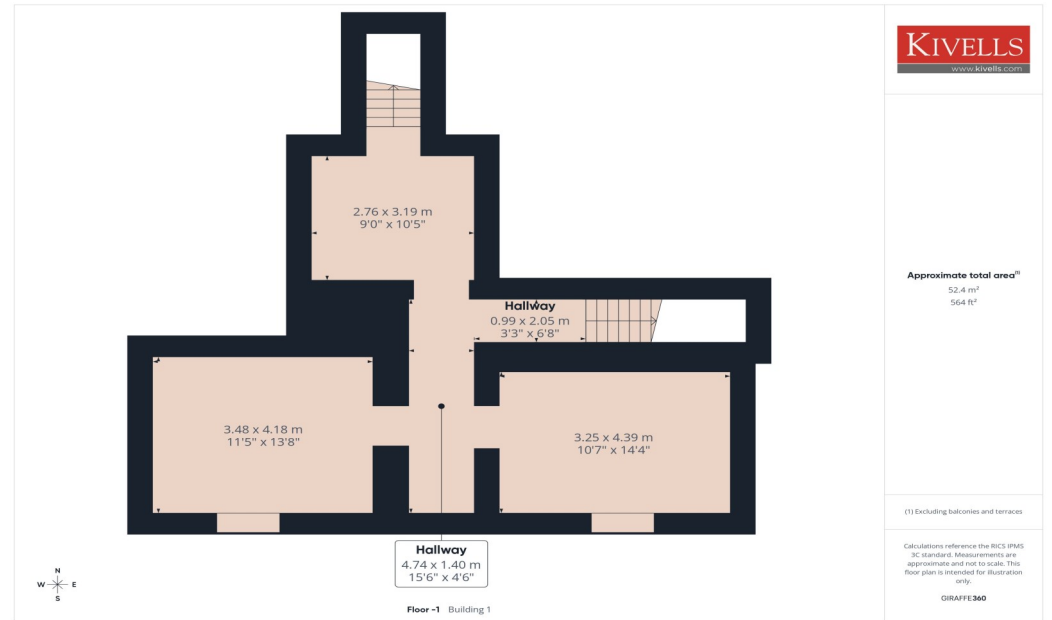
£ Council Tax Band - C

/// Directions

What3Words – laugh.tomato.cliff

👤 Virtual Tour

<https://tour.giraffe360.com/6bb14191515d45f29b8e555e58c5af8d>

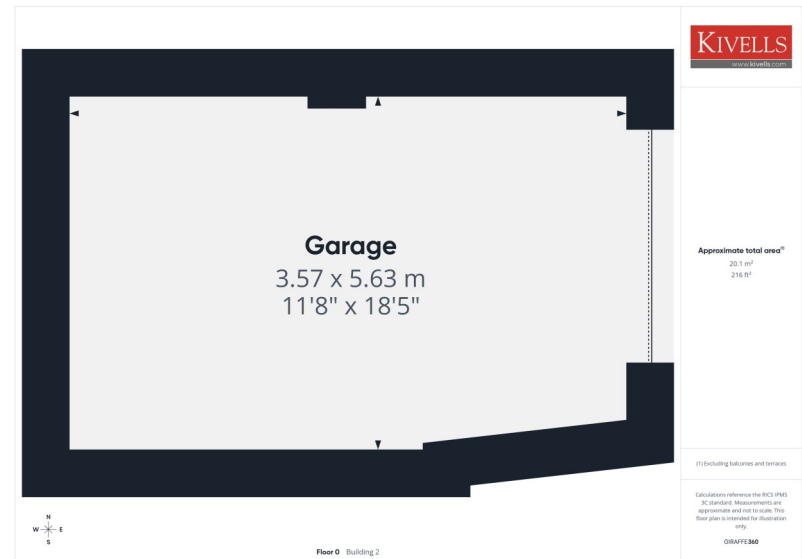


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