



Price £299,000

Woodpecker Barn, Killigorrick Farm, Liskeard

Jefferys ESTABLISHED 1865

A detached two bedroom barn conversion previously used for holiday letting with character features, two allocated parking spaces, private garden located in a rural setting yet close to the village of Duloe. The barn offers open plan living accommodation with two good sized bedrooms. Double glazed window and door openings, oil central heating. A viewing is highly recommended.

This barn conversion is located a short distance from the popular village of Duloe. The village is conveniently placed for easy access to the former market town of Liskeard and Looe which provides day to day shopping and community facilities. Bodmin Moor is nearby the property providing walking and recreational facilities. Within a few minutes drive, is the south Cornish coastline which provides golden sand beaches. The City of Plymouth is approximately 40 minutes by car and offers a comprehensive range of facilities.

This detached barn conversion provides flexible living arrangements situated on a spacious plot with private gardens.

The property is fitted with oil central heating and has a level access to the front making it an ideal retirement property if required.

The open plan living accommodation leads directly out on to a patio for alfresco dining. Viewing is highly recommended to fully appreciate the property.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Hall

uPVC panel and double glazed door to the front with a wood and double glazed window to the front. Exposed beam vaulted ceiling.

Open Plan Kitchen/Living/Dining Room

23' 1" x 13' 5" (7.04m x 4.09m) maximum

Kitchen comprising wall cupboards and working surfaces with cupboards and drawer under, electric oven and hob, space under with plumbing for washing machine, stainless steel sink unit. uPVC double glazed door to the side leading out to the patio. Two wood and double glazed windows to the front. Exposed beam vaulted ceiling with Velux roof light. Boiler cupboard with oil fired boiler to heat water and radiators and also some additional storage. Radiator and wood burner.



Shower Room/wc

Velux roof light, suite comprising shower cubicle with electric Triton shower and glazed screen, low level wc, wash hand basin, heated towel rail. Exposed beam vaulted ceiling.



Master Bedroom

13' 6" x 10' 5" (4.14m x 3.19m)

Two wood and double glazed windows to the front. Exposed beam vaulted ceiling with Velux roof light. Radiator.

From the living area there are steps down to;



Bedroom 2

17' 8" x 11' 2" (5.39m x 3.43m) average

Wood and double glazed window to the side, vaulted ceiling with Velux roof light. Radiator.

Office

11' 2" x 5' 6" (3.43m x 1.68m)

Two wood and double glazed windows to the side, vaulted ceiling. Radiator.

OUTSIDE

The property is approached with shared gravelled driveway with two allocated parking spaces. A paved path leads to the front garden which is primarily laid to lawn with some mature trees to provide privacy.

To the side there is an attractive garden area with patio and pond.

SERVICES

Mains electricity, shared private water, shared private drainage. Oil central heating with the tank being located adjacent to the parking area.

Average Mobile Coverage and Copper Broadband available.

TENURE

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

COUNCIL TAX

Band 'TBC'

EPC

Band 'C'

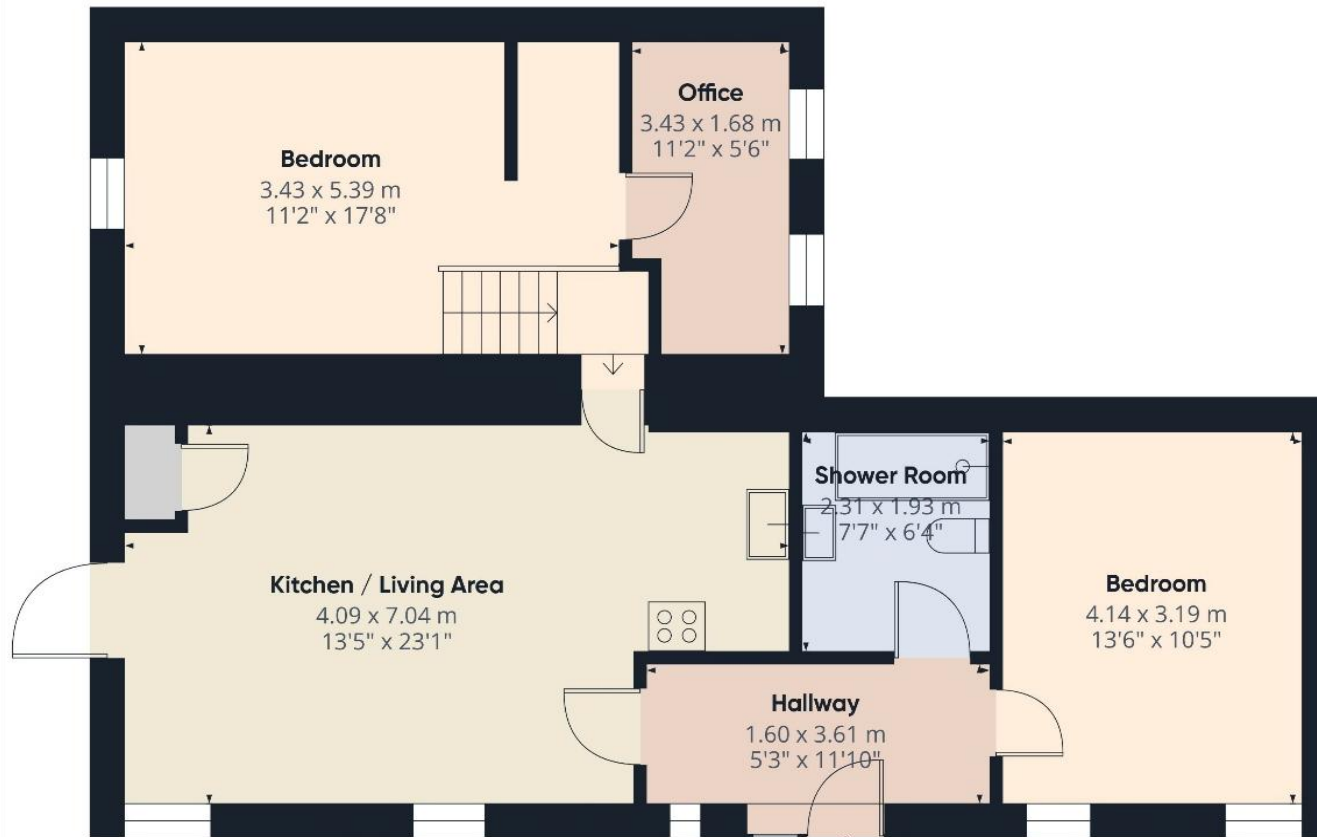
MINING AND RADON

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





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

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

OFFICES AT: • LOSTWITHIEL • LISKEARD

www.jefferys.uk.com

