



The Old Barn at Buttermill

Merrymeet, Liskeard, Cornwall, PL14 3LS





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Guide Price **£275,000-£300,000**

Potential for four to five bedrooms,
offering flexible living accommodation

A true blank canvas, ideal for
personalisation or further enhancement

Conveniently accessible to local amenities
and transport links

Rural setting with a peaceful outlook



Description...

This spacious and well-maintained property offers the potential for four to five bedrooms, providing flexible accommodation to suit a variety of needs.

Presented in good condition throughout, the home serves as a true blank canvas, allowing a purchaser to personalise and enhance the space to their own taste. Set within a peaceful rural location yet conveniently accessible to nearby amenities and transport links, the property combines countryside living with everyday practicality.

Externally, it benefits from ample parking and a generous outside area, ideal for outdoor entertaining, gardening, or future landscaping, making this an attractive opportunity for families or those seeking space and versatility.



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Accommodation

Entrance via a uPVC door opening into:-

Hallway

uPVC double glazed windows to the front elevation, stairs rising to the first floor, radiator.

Living Room

Dual aspect having uPVC double glazed window to the front and side elevations, radiator, door into:-

Office/Bedroom

uPVC double glazed window to the side elevation, wooden beams to ceiling, radiator, built-in wardrobe/ storage cupboard.

Bedroom

Dual aspect having uPVC double glazed windows to the front and side elevations, radiators, built in wardrobe.

Hallway

Doors off to all further rooms, access to attic via loft hatch, radiator.

Ground Floor Bathroom

uPVC double glazed window to the rear elevation, radiator, bath with wooden surround and individual taps with a mixer shower over, pedestal wash hand basin with individual taps, low-level W.C, tiled floor to ceiling.

Office/ Bedroom

UPVC double glazed window to the front elevation, wooden beams ceiling, radiator, built in storage cupboard.

Kitchen

A range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap, under counter space and plumbing for washing machine, a four ring induction hob and extractor fan over, built in double oven, space for freestanding fridge freezer, dual aspect having uPVC double glazed window to the rear and side elevation, built in storage cupboards, wooden beam to ceiling, radiator.

First Floor

Radiator, doors off to all first floor rooms, eaves storage.

Bedroom

uPVC double glazed double doors to the side elevation with Juliet balcony, radiator, velux skylight to ceiling, eaves storage, built in wardrobe door into:-

Ensuite

Bath with wooden panelled surround and electric shower over, towel radiator, low level W.C, bidet, pedestal wash hand basin with individual taps, tiled floor to ceiling.

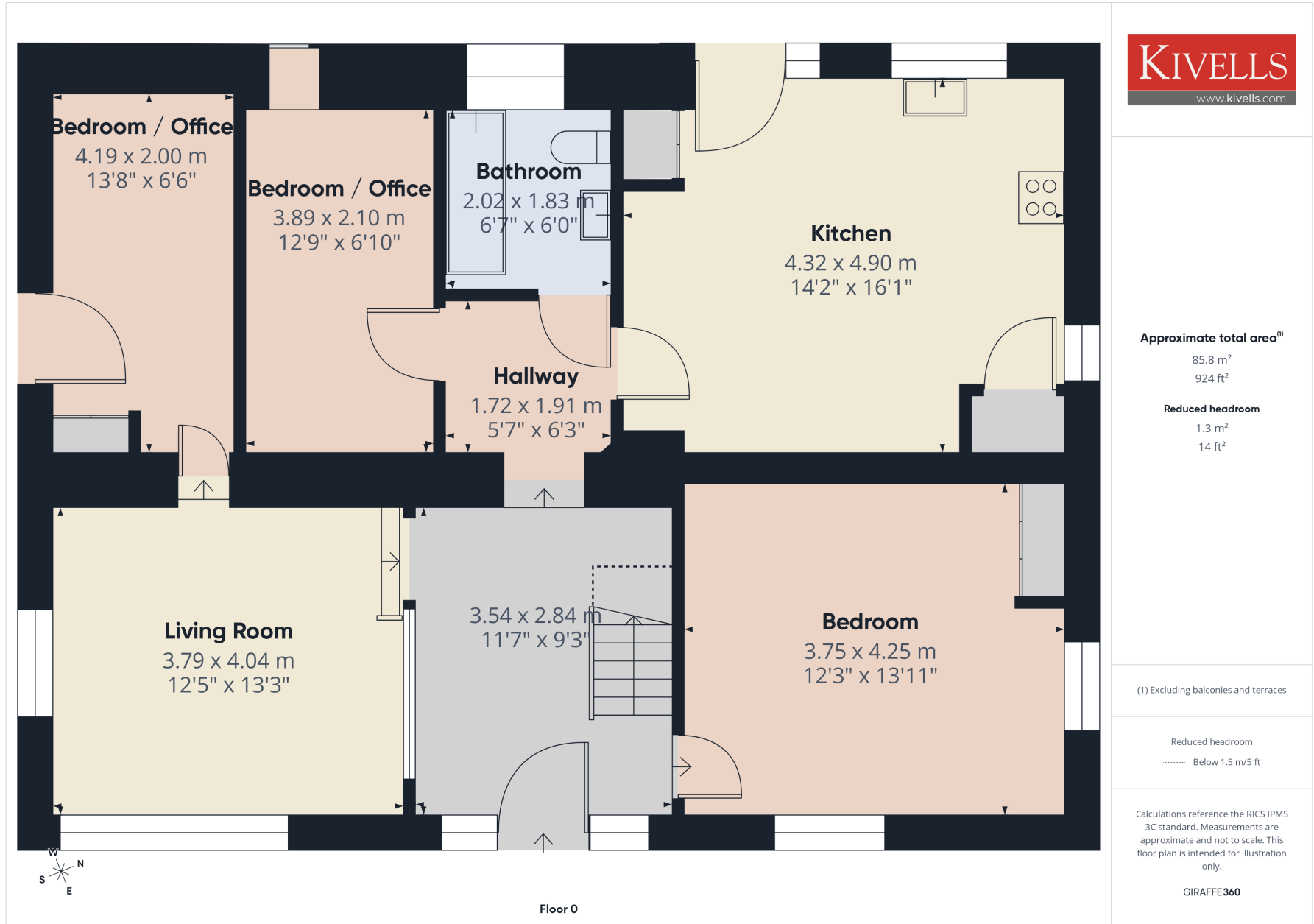
Bedroom

uPVC double glazed double doors leading to the side elevation, Velux skylight to ceiling, access to attic via loft hatch, built in wardrobe, eaves storage, radiator.

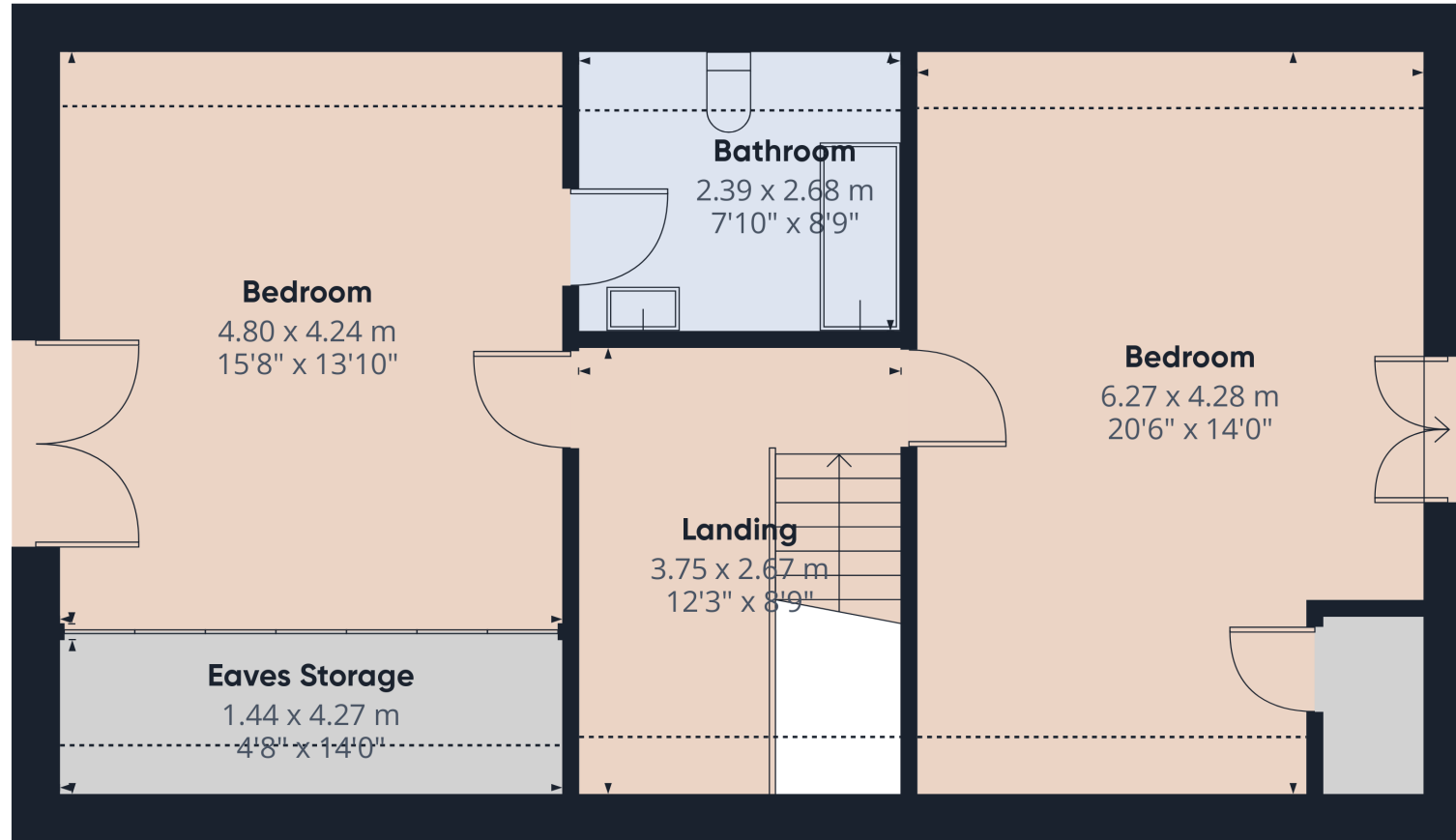




Floor plan



Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾

67 m²
721 ft²

Reduced headroom

9 m²
97 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.

GIRAFFE360



Floor 1

Outside

A garden predominantly laid to lawn, providing a broad expanse of open, level grass ideal for general enjoyment and ease of maintenance.

The garden is accessed via the first floor, offering an elevated approach and a pleasant outlook over the surrounding area and provides a fantastic space with potential for landscaping.

To the side elevation a graveled area provides ample parking for several vehicles.



Services

Mains electricity, water & private drainage.

 EE Rating - C

 Council Tax Band - B

 Directions

What3Words - birthdays.analogy.include

 Virtual Tour

<https://tour.giraffe360.com/3f2a994886294ecdb03c35d98e6c1e36>

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Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉️ liskeard@kivells.com

🌐 kivells.com

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