



Dukes End

St. Neot, Liskeard, Cornwall, PL14 6NG

KIVELLS

Dukes End

St. Neot, Liskeard, PL14 6NG

Guide Price £475,000

Substantial and extremely versatile five bedroom detached residence

Self contained annex to the ground floor with potential for multigenerational living

Low maintenance gardens surround the property

Block paved drive way with parking for multiple vehicles



Description...

An expansive five bedroom detached residence with excellent potential to be utilised for multi generational living, the accommodation includes a two bedroom self-contained annex on the ground floor.

Dukes End is excellently positioned within the popular Cornish village of St. Neot, boasting off-road parking for multiple vehicles and enjoying low maintenance gardens.

Internally the spacious living accommodation is set across two floors with the self-contained annex being a wonderful addition to the property, having the potential for a purchaser to incorporate this back into the main residence to suit their own individual preference.

Externally, the grounds of the property have been extremely well maintained by the current vendors and an internal viewing is essential to fully appreciate the versatile and spacious living accommodation available.



K Accommodation—Dukes End

Entrance via composite door with obscure glazed panelling inset opening into:-

Hallway

Stairs rising to first floor with storage below, door leading to garage, radiator, coving to ceiling.

Utility Room

uPVC double glazed window to the rear elevation, fitted base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for freestanding freezer, radiator, coving to ceiling.

First Floor

Doors off to all rooms, composite door with obscure glazed panelling inset opening onto side elevation, airing cupboard, access to attic via loft hatch, radiator, coving to ceiling.

Kitchen

uPVC double glazed windows to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink with mixer tap over, integrated double oven, integrated four ring electric hob with extractor fan over, integrated undercounter fridge and freezer, space and plumbing for dishwasher, tiled splashback, radiator, coving to ceiling

Living Room

Dual aspect having uPVC double glazed windows to the front and side elevations enjoying far reaching views, electric fireplace with marble hearth and wooden mantle over, television point, radiators, coving to ceiling.

Dining Room

uPVC double glazed window to the rear elevation, radiator, coving to ceiling.

Office

uPVC double glazed window to the side elevation, radiator, coving to ceiling.

Bedroom

uPVC double glazed window to the rear elevation, built-in wardrobes and dressing table, radiator, coving to ceiling.

Bedroom

uPVC double glazed window to the rear elevation, built-in wardrobes, radiator, coving to ceiling.

Bedroom

uPVC double glazed window to the front elevation, radiator, coving to ceiling, door leading into:-

Ensuite

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with individual taps over, corner shower with mixer shower and glazed doors, partially tiled throughout, chrome heated towel radiator, coving to ceiling.

Bathroom

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with individual taps, corner bath with wooden panelled surround and individual taps with mixer shower over, partially tiled throughout, chrome heated towel radiator, coving to ceiling.



K Accommodation—Reighton House

Entrance via a composite door with obscure glazed panelling inset opening into:-

Hallway

Doors off to all rooms, built in storage cupboard, radiator, coving to ceiling.

Open Plan Living/Kitchen

uPVC double glazed windows to the rear elevation and uPVC double sliding doors with glazed panelling insets opening onto rear elevation, television point, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl composite sink and drainer with mixer tap over, integrated double oven, integrated four ring electric hob with extractor fan over, integrated dishwasher, space for freestanding fridge freezer, tiled splash back, built in pantry cupboard, coving to ceiling, radiators.

Shower Room

Obscure uPVC double glazed window to the front elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, large corner shower with mixer shower and glazed screen doors, chrome heated towel radiator, coving to ceiling.

Bedroom

uPVC double glazed window to the front elevation, built-in wardrobes, radiator, coving to ceiling.

Bedroom

uPVC double glazed window to the rear elevation, radiator, coving to ceiling.





Floor Plan

Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾

126.5 m²
1361 ft²

Reduced headroom

0.1 m²
1 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 0



Outside

The property is approached over a large block paved driveway that provides off-road parking for multiple vehicles and leads to the double garage.

The property enjoys a low maintenance, enclosed garden which is thoughtfully designed to enjoy the several areas for outdoor dining and entertaining.

A variety of established plants create an attractive, welcoming space whilst being easy to maintain.



Garage

Obscure uPVC double glazed window to the front elevation, up and over garage doors, power and lighting throughout.

Services

Mains electricity, water, drainage and oil central heating.

Agents Note

The solar panels are owned by the owner the property and further information will be held with the solicitors during the conveyancing.

 EE Rating - C

 Council Tax Band—Dukes House—E Reignton House—A

 Directions

What3Words – snuggled.awoke.impulses

 Virtual Tour

<https://tour.giraffe360.com/902a7ec002854e88b3700fe537042ca4>

Viewings strictly by appointment only

Please ring **01579 345 543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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