



Goonzion House

Tripp Hill, St. Neot, Liskeard, PL14 6NF

KIVELLS



Goonzion House

Tripp Hill, St. Neot, Liskeard, Cornwall, PL14 6NF

Guide Price £375,000

Wonderfully presented three bedroom detached home

Low maintenance lawned garden to the side elevation and off-road parking conveniently to the front

Elevated decked area, perfect for relaxation, with countryside views

Situated in the popular village of St. Neot, close to local amenities



Description...



A beautifully presented and deceptively spacious three bedroom residence situated within the ever popular Cornish village of St. Neot.

Goonzion House boasts a low maintenance attractive garden and off-road parking for two vehicles, whilst internally the living accommodation has been extremely well-maintained by the current vendors and is beautifully presented throughout.

The property is within close proximity to many of the villages amenities, including the village shop and public house as well as the popular St. Neot Primary School.

With 1,051 Sq ft of living accommodation, this brilliant family home has an excellent mix of open plan living to the ground floor and spacious bedrooms to the first floor.

An internal viewing is highly recommended to fully appreciate everything that Goonzion House has to offer.



Accommodation



Entrance via composite door with wooden beams to ceiling, breakfast obscure glazed panelling opening bar and dining area.
into:-

Living Room

uPVC double glazed window to the front elevation, multi fuel burning stove with feature clome oven and slate hearth and granite mantle over, stairs rising to first floor, radiators, built-in storage cupboard, wooden beams to the front elevation, exposed stone ceiling.

Snug

Dual aspect having uPVC double glazed windows to the front and side elevations and uPVC double doors with double glazed panelling insets opening onto the garden, composite stable door with obscure glazed panelling inset opening to the front elevation, exposed stone walling, radiator.

Kitchen Diner

Triple aspect having uPVC double glazed windows to the front, rear and side elevations, fitted base units with square top work surfaces over incorporating a one and a half bowl composite sink and drainer with mixer tap over, integrated undercounter fridge, integrated freezer, space for freestanding electric cooker with extractor fan over, space and plumbing for slimline dishwasher, radiator,

Utility Room

uPVC door with glazed panelling inset opening onto the rear elevation, space and plumbing for washing machine, space for tumble dryer, fitted roll top worksurface.

Cloakroom

Obscure uPVC double glazed window to the rear elevation, low-level W.C, wash hand basin with mixer tap over.



First Floor



uPVC double glazed window to the side elevation, access to attic via loft hatch, radiator, doors off to all first floor rooms.

Bedroom

uPVC double glazed window to the side elevation, radiator, built in shelving.

Bathroom

Low-level W.C, wash hand basin with mixer tap over, bath with panel surround and mixer tap with mixer shower and glazed screen door, heated towel radiator, partially tiled throughout.

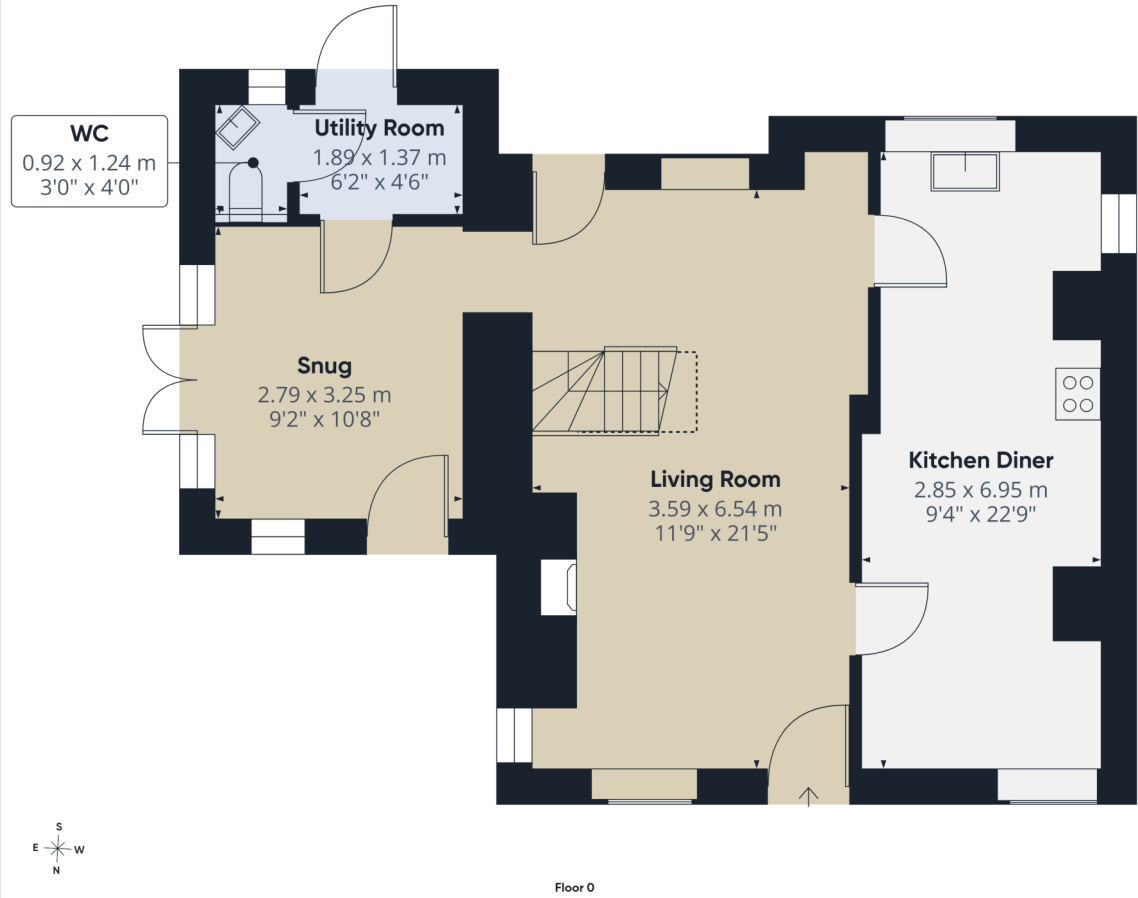
Bedroom

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

Ensuite Shower Room

Obscure uPVC double glazed window to the side elevation, low-level W.C, wash hand basin with





Approximate total area⁽¹⁾

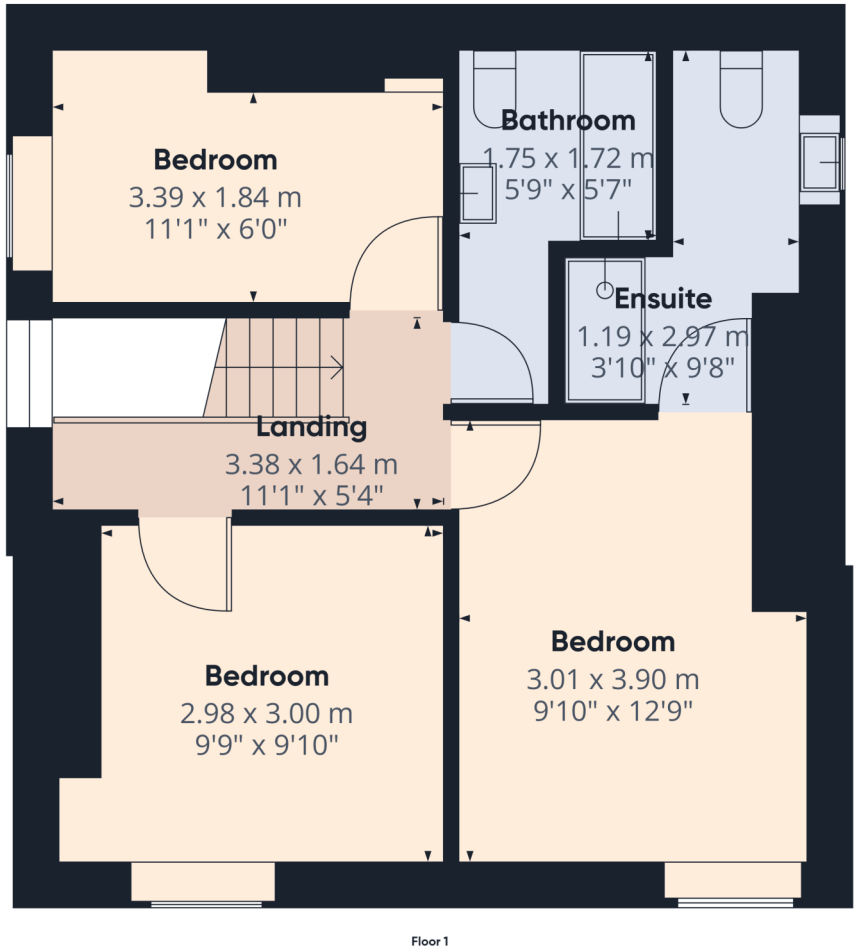
97.6 m²

1051 ft²

Reduced headroom

1.1 m²

12 ft²



Outside

With a low maintenance enclosed garden and off-road parking, there is ample outdoor space to relax and enjoy the peaceful surroundings that Goonzion House offers.

The manicured garden is predominantly laid to lawn with an abundance of mature flowering shrubs throughout.

An elevated decked area is the perfect space to enjoy the wonderful far reaching views.





Services

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

 EE Rating - D

 Council Tax Band - D

 Directions

What3Words – scanty.flute.caravans

 Virtual Tour

<https://tour.giraffe360.com/8b4c6df34c2c45dc98d909f9e1457744>

Viewings strictly by appointment only

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