KIVELLS

8 Trehawke Lane

Merrymeet, Liskeard Cornwall

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Merrymeet, Liskeard, Cornwall, PL14 3LE

Guide Price: £375,000-£400,000

Detached four-bedroom family home

Sought-after location in Merrymeet

Reverse-level accommodation designed to maximise the countryside views

Generous plot with attractive gardens

Double garage with off road parking

Description

Occupying an enviable position in the sought-after village of Merrymeet, this substantial four-bedroom detached residence enjoys far-reaching countryside views, generous living accommodation and a delightful garden, presenting an exciting opportunity for buyers seeking a home they can update and personalise to their own tastes.

Designed with reverse-level living to maximise the stunning rural outlook, the property offers spacious and versatile accommodation throughout. The principal living areas are situated on the upper floor, where large windows frame the surrounding countryside and flood the rooms with natural light. The well-proportioned layout provides excellent space for both everyday family life and entertaining.

While the property has been well maintained, it would now benefit from a programme of modernisation throughout, offering considerable scope to enhance and add value. The flexible accommodation includes four bedrooms, complemented by bathrooms and useful storage space.

Outside, the attractive gardens provide a wonderful setting for relaxation, outdoor dining and family enjoyment, while taking full advantage of the peaceful surroundings. A double garage and ample driveway parking further enhance the property's appeal.

Combining generous accommodation, picturesque views and a desirable village setting, this superb detached home offers a rare opportunity to create a fantastic family residence in a beautiful rural location.

Accommodation

GROUND FLOOR

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

Porch
uPVC double glazed window to the rear elevation, wooden door with obscure glazed panelling leading into:-

Hallway
Doors off to all ground floor rooms, stairs rising to the first floor with built-in under stair storage cupboard below, radiator.

Bedroom
uPVC double glazed window to the front elevation with secondary glazing, radiator, coving to ceiling, door into:-

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

Bedroom
uPVC double glazed window with secondary glazing to the front elevation, coving to ceiling, radiator.

Bedroom
uPVC double glazed window with secondary glazing to the front elevation, radiator, coving to ceiling.

Cloak Room
Obscure uPVC double glazed window to the rear elevation, low-level W.C, partially tiled.

Bedroom
uPVC double glazed window with secondary glazing to the front elevation , radiator, coving to ceiling.

Accommodation

Bathroom
Obscure uPVC double glazed window to the rear elevation, radiator, under counter space and plumbing for washing machine, bath with panelled surround with mixer shower tap over, pedestal wash hand basin with individual taps over, shower cubicle with mixer shower over and glazed shower screen door, tiled floor to ceiling.

Sunroom
Triple aspect having uPVC double glazed windows to the front, side and rear elevations, radiator, uPVC door leading to the rear garden.

FIRST FLOOR

Doors off to all first floor rooms, uPVC double glazed window to the rear elevation.

Bathroom
Obscure uPVC double glazed window to the rear elevation, bath with panelled surround and mixer shower tap over, built-in storage cupboard,
low-level W.C, pedestal wash hand basin with individual taps, partially tiled, coving to ceiling.

Living/ Dining Room
Dual aspect having uPVC double gazed window to the rear and front elevations with far reaching countryside views, radiators, coving to ceiling, gas feature fireplace with slate hearth.

Kitchen/ Dining Room
Dual aspect having uPVC double glazed windows to the side and rear elevations with for reaching countryside views, radiator, coving to ceiling, a range of fitted wall and base units with roll top works surfaces over incorporating a double bowl stainless steel sink and drainer with mixer tap over, under counter space and plumbing for dishwasher, under counter space for fridge freezer, access to attic via loft hatch.

Land Plan

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Land App

Produced on Land App, Jun 4, 2026.
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10 m
Scale 1:560 (at A4)

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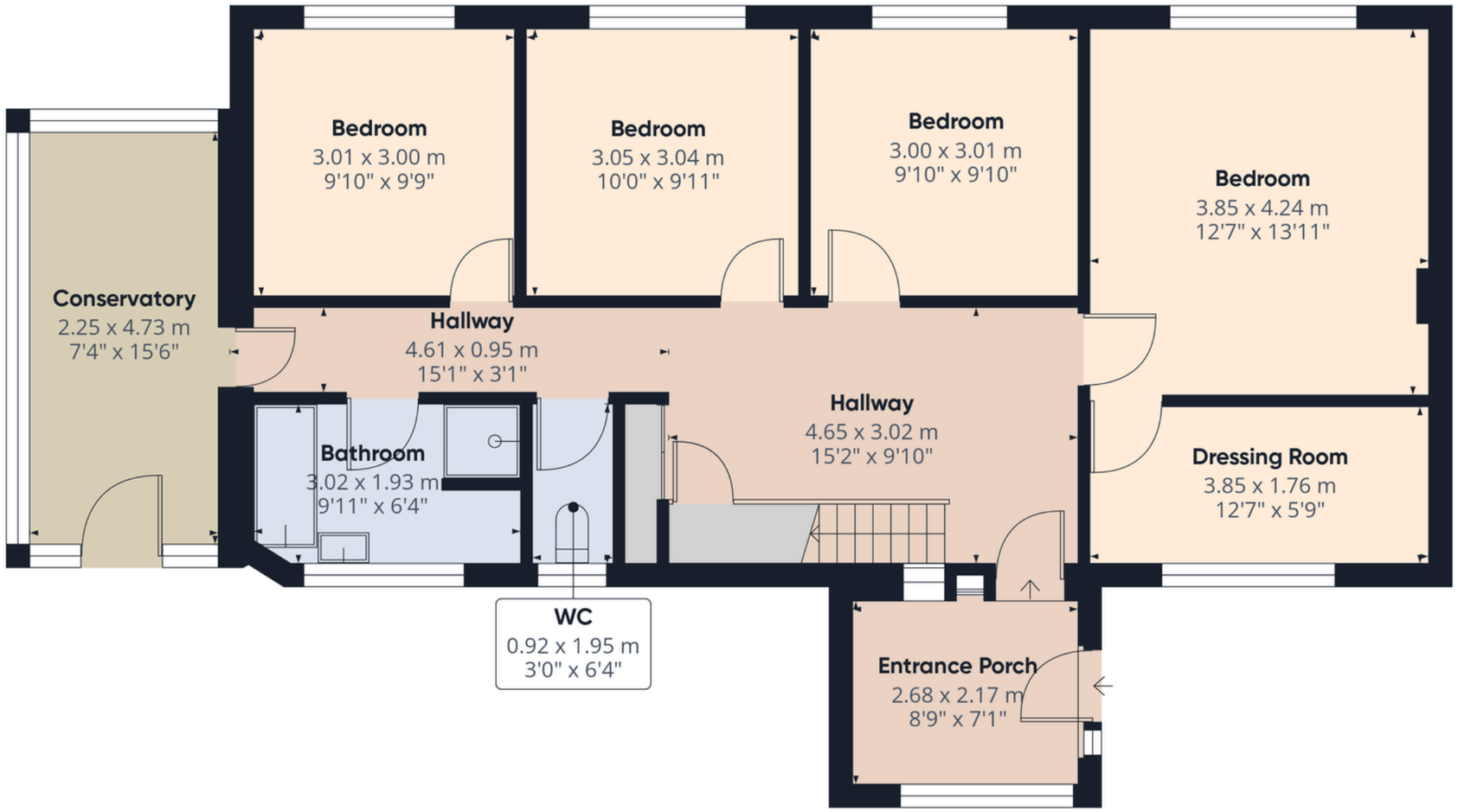
Floor Plan



Floor 0 Building 1

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Approximate total area(1)

96.2 m²

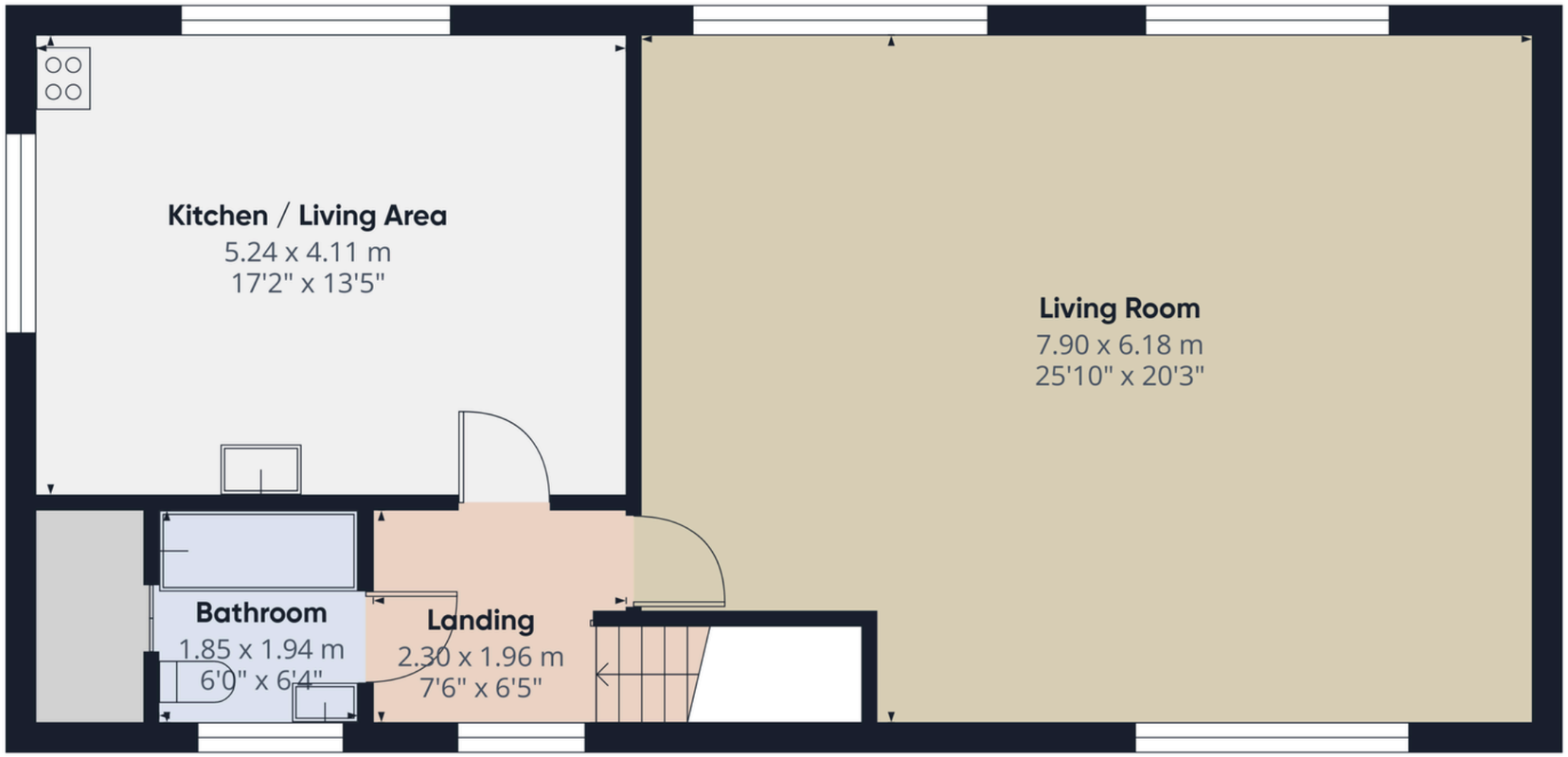
1035 ft²

(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 Plan



Floor 1 Building 1

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Approximate total area(1)

79.6 m²
857 ft²

(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

Outside

The property is approached via a generous driveway providing ample off-road parking and access to the double garage. The gardens wrap around the property and are predominantly laid to lawn, interspersed with a variety of mature shrubs, plants and established boundaries that provide a good degree of privacy.

Enjoying an elevated position, the gardens make the most of the far-reaching countryside views, creating an ideal space for relaxing, entertaining and al fresco dining. There is plenty of room for keen gardeners, families and those looking to further enhance the outdoor space, subject to any necessary consents.

The double garage provides excellent storage and parking facilities, while the driveway offers additional space for several vehicles.

Additional Information

Useful Property Information

SERVICECS:

Mains electricity, gas, water and drainage.

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

DIRECTIONS:

What3words: /// solicitor.circle.woven

EE RATING: C

COUNCIL TAX BAND: E

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7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE
01579 345543 | liskeard@kivells.com | kivells.com