



Guide £490,000

Middle Taphouse, Liskeard, PL14 4NF

Jefferys ESTABLISHED 1865

Bodithiel Cottage

Middle Taphouse

Liskeard

PL14 4NF

A delightful detached 3-bedroom property, set in the heart of the country. The property benefits from double glazed windows, a large garden and oil-fired central heating. Parking for multiple vehicles and superb country views over surrounding woodland and Largin Woods. For sale with no onward chain.

The property is conveniently placed for the main A38 roadway providing easy access to the city of Plymouth, approximately 40 minutes' from by car and train. The market town of Liskeard is within easy reach and provides a good range of shops, commercial and recreational facilities together with good schooling. There is excellent scenery close by with Bodmin Moor and beautiful coastal scenery a few miles to the south.

The property offers a spacious family home in a desirable setting with easy access on to the A38 and A390. There is scope to extend the house if desired and subject to planning.

Accommodation

This briefly comprises (all sizes are approximate):-

Entrance Porch

Triple aspect with uPVC double glazing with exposed wood sills, uPVC half glazed entrance door, uPVC double glazed window to Dining Room. uPVC half glazed door to:

Utility Room

10' 8" maximum x 6' 7" (3.26m maximum x 2.0m).

uPVC double glazed window to front, Butlers sink (H&C) with cupboard below, plumbing for washing machine,

roll edged working surface to side with cupboard under, radiator, cupboard housing RCD and electricity meter.

Separate WC

uPVC double glazed window to side with obscure glazing. White low level flush WC.

Kitchen/Breakfast Room

21' 3" x 10' 8" (6.47m x 3.24m).

Spacious dual aspect room with uPVC double glazed windows to side and rear, enjoying outstanding countryside views. Range of cream-fronted wall, base and cupboard units, three drawer pack, extending larder unit, further three drawer pack. Built-in Blomberg double oven, built-in Creda ceramic hob with extractor over, single drainer stainless steel sink unit (H&C). Space for fridge, space for freezer, space for dishwasher/washing machine. Contrasting roll edged working surfaces, tiled splashbacks, radiator.

Dining Room

15' 0" x 13' 5" (4.58m x 4.10m) maximum.

uPVC double glazed windows to front with fine views over surrounding fields. Radiator, picture rail. Four good sized built-in cupboards with shelving (one with locker over).

Inner Hall

Stairs to First Floor. uPVC double glazed door to:

Conservatory

11' 4" x 11' 11" (3.45m x 3.63m) maximum.

uPVC double glazed octagonal room with exposed wood sills, radiator, uPVC double glazed door to Garden.

Lounge

15' 2" x 10' 1" (4.59m x 3.07m).

uPVC double glazed windows to rear and side, radiator, picture rail, fireplace with woodburner on a slate hearth.

Stairs to First Floor

Exposed wood handrails.

Landing

Access to loft.

Bedroom 1

15' 1" x 10' 3" (4.60m x 3.12m).

uPVC double glazed window to side and rear with glorious countryside views. Picture rail, radiator.

Bedroom 2

7' 2" x 4' 7" (2.18m x 1.40m) & 8' 0" x 4' 7" (2.44m x 1.40m) (L-Shaped Room).

uPVC double glazed window to side with exposed wood sills, picture rail, radiator.

Bedroom 3

15' 0" x 9' 7" (4.58m x 2.92m).

uPVC double glazed window to front and side overlooking surrounding farmland, picture rail, radiator.

En-Suite Bathroom

White suite comprising panelled bath with mixer shower attachment, low level flush WC, pedestal wash hand basin with mixer tap, tiled splashbacks. Radiator, towel rail, extractor fan, uPVC double glazed window to front with exposed wood sills.

Family Bathroom

White suite comprising panelled bath (H&C) with tiled surround, low level flush WC, pedestal wash hand basin (H&C) with tiled splashback. Fully tiled corner shower cubicle with glazed screens and Mira thermostatic shower fitted, radiator, towel rail, extractor fan, uPVC double glazed window to side. Built-in Airing Cupboard with slatted shelving and hanging rail, radiator.

OUTSIDE

Double gates give access onto a gravelled driveway affording parking for several vehicles and access to a garden shed and separate wood store and external oil

boiler and oil tank. The private gardens are laid to lawn with mature low hedge boundaries, shrubs and trees, taking full advantage of the superb rolling countryside.

SERVICES

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

COUNCIL TAX

Band 'D'.

EPC RATING

Band 'D'.

TENURE

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

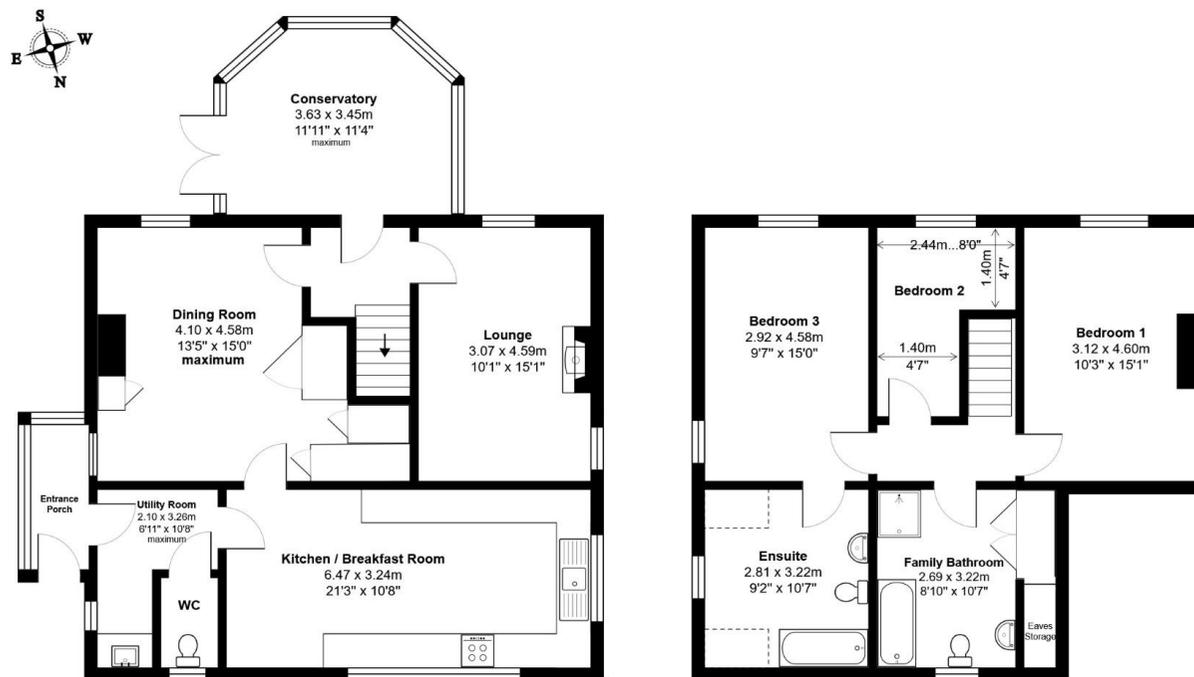
VIEWING

Strictly by appointment with the Agents - Jefferys (01579 342400).

DIRECTIONS

From Liskeard proceed out of the town along the A38 and, at the roundabout on the Dobwalls By-Pass, take the second exit onto the A390 Lostwithiel Road. After passing through the village of East Taphouse turn right at the crossroads in Middle Taphouse (before reaching West Taphouse), proceed along the parish lane and Bodithiel Cottage will be found after half a mile on the left hand side.





Bodithiel Cottage, Middle Taphouse, PL14 4NF

Total Area: 147.9 m² ... 1592 ft²

All measurements are approximate and for display purposes only



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