



Lewarne Cottage,

Ley, St Neot, Liskeard, PL14 6PE





Lewarne Cottage

1 Pengelly Cottage, Ley, St Neot, Liskeard, PL14 6PE

Guide Price £230,000—£240,000

Three bedroom end of terrace property

Situated within a rural hamlet of Ley

Enclosed rear garden with countryside views

For sale with the benefit of no onward chain



Description...

Tucked away within the charming Cornish hamlet of Ley, on the outskirts of St Neot, this delightful cottage-style end-of-terrace home offers characterful accommodation in a peaceful rural setting.

The property provides three well-proportioned bedrooms and retains the warmth and charm expected of a traditional cottage, making it ideal as a main residence, holiday home, or countryside retreat.

Set within a friendly hamlet community, the home enjoys a sense of seclusion while remaining conveniently placed for access to the surrounding villages and the wider Cornish countryside.

With the added benefit of garden space, this attractive home offers an excellent opportunity for those seeking a relaxed lifestyle in a picturesque location.



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Accommodation

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

Hallway

Doors off to ground floor rooms, stairs rising to the first floor, coving to ceiling.

Living Room

Dual aspect having uPVC double glazed windows to the front and rear elevation, a woodburning stove with a slate hearth, television point, under stair storage cupboard, electric radiator, coving to ceiling.

Kitchen/ Dining Room

Dual aspect having uPVC double glazed windows to the front and rear elevations, uPVC door with double glazed panelling leading to the rear garden, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap, space for freestanding cooker with extractor fan over, under counter space for fridge freezer, electric radiator, built in cupboard, coving to ceiling, built in larder storage cupboard.

First Floor

Doors off to all first floor rooms, access to attic via loft hatch, uPVC double glazed window to the rear elevation, built in airing cupboard, coving to ceiling, electric radiator.

Bedroom

uPVC double glazed window to the front elevation, coving to ceiling.

Bedroom

uPVC double glazed window to the rear elevation.

Bedroom

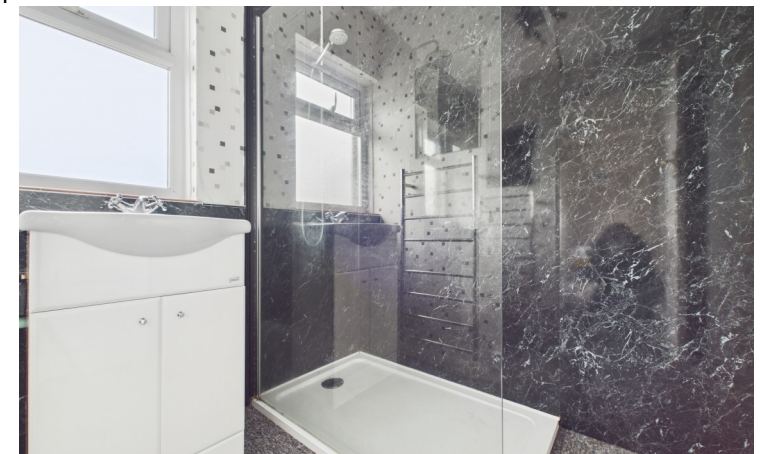
uPVC double glazed window to the front elevation with far reaching countryside views beyond, coving to ceiling, fitted wardrobes, built in storage cupboard.

Shower Room

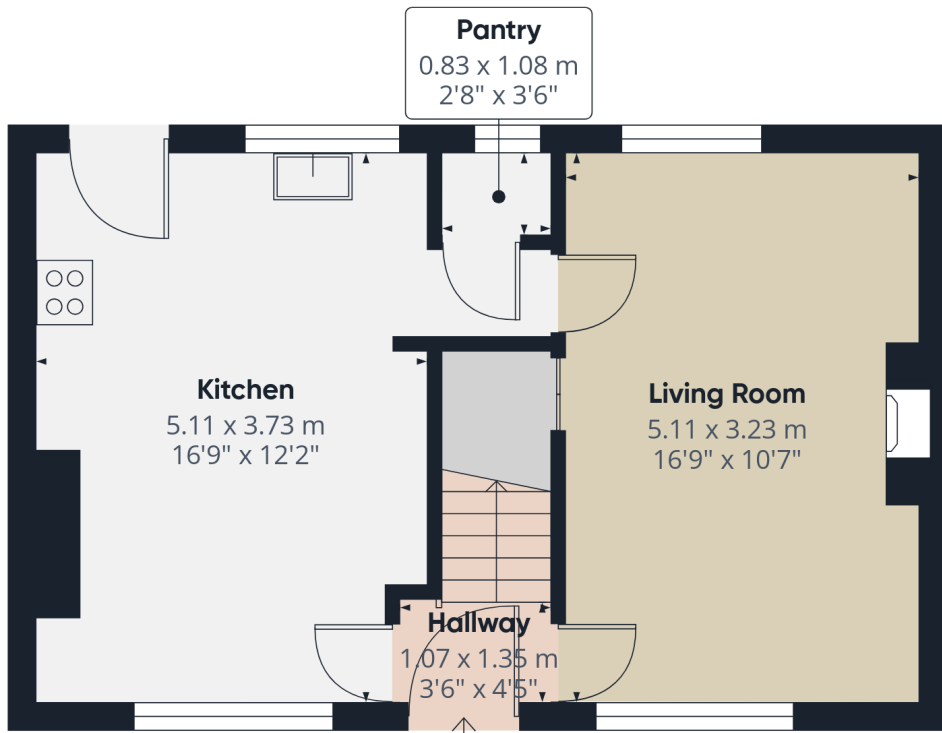
Obscure uPVC double glazed window to the rear elevation, shower cubicle with glazed shower screen and mixer shower over, wash handbasin with mixer tap and vanity storage below, chrome heated towel radiator.

W.C

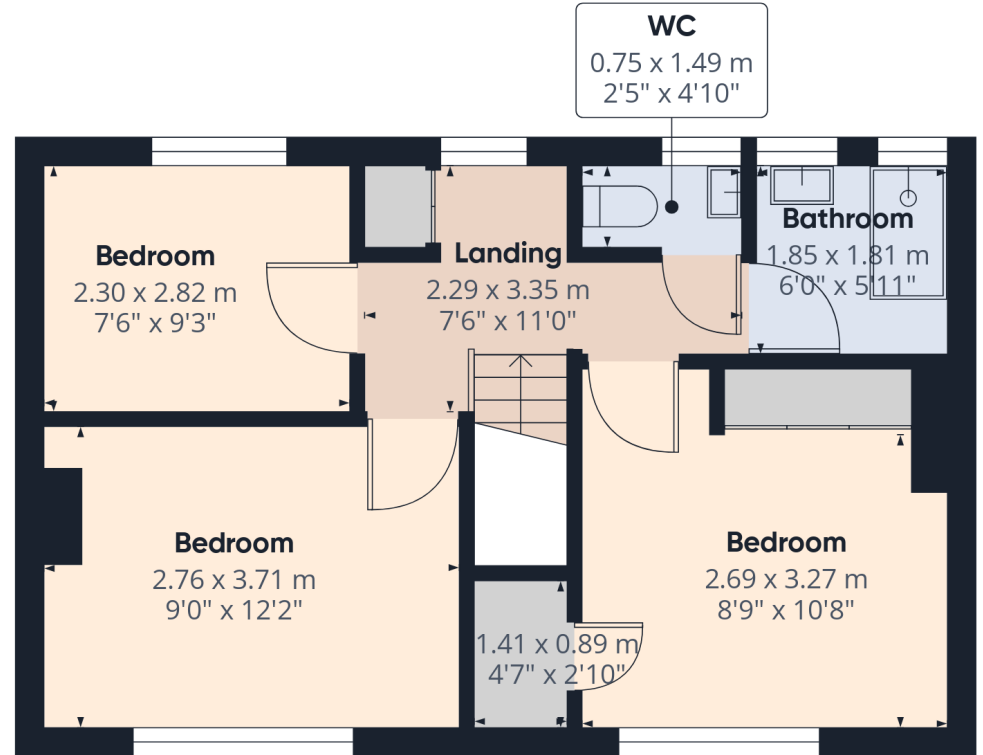
Obscure uPVC double glazed window to the rear elevation, low-level W.C, wash hand basin with tiled splash back.



Floor plan



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

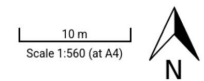
85.1 m²

919 ft²

Floor plan for identification purposes only, not to scale



Produced on Land App, Feb 27, 2026.
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Floor plan for identification purposes only, not to scale

Outside

A good-sized patio area provides an ideal space for outdoor dining and entertaining, whilst enjoying open views across the surrounding countryside.

Adjacent to the patio is a stone built outbuilding, complete with both water and electric supply, offering excellent potential for gardening needs, hobbies, or workshop use.

The main garden is accessed via a pathway and attractively separated by a mature hedgeline, creating a sense of privacy and distinction. This generous garden features established planting, raised beds, and a greenhouse, offering a fantastic space for keen gardeners, while also presenting scope to be adapted into a more low-maintenance garden if desired.



Services

Mains water, electricity and private drainage. The heating is via an air source heat pump.

Agents Note

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

⚡ EE Rating - D

£ Council tax band - B

/// Directions

What3Words – cubed.rides.unlimited

📍 Virtual Tour

<https://tour.giraffe360.com/b341005bf4e14034831f5b8909dc474e>

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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