

TRENOWETH
SCHOOL HILL
ST NEOT
LISKEARD
PL14 6NG



This well presented three/four bedroom deceptively spacious property is offered to the market with far reaching views and set within a lovely plot in a popular village. Internal viewing is highly recommended of this imposing property.

Price £465,000

The sought after village of St Neot is situated approximately two miles off the main A38 trunk road between Bodmin and Liskeard and is within easy commuting distance of Plymouth. St Neot boasts a thriving community, shop, church, primary school and many local community activities. Situated on the edge of Bodmin Moor, there are many places of interest and a wide range of outdoor activities. Liskeard being the closest town has a mainline train station where this connects you to Plymouth and onwards to London Paddington.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

Upvc double glazed door with obscure glass leading to:

HALLWAY

Steps down to ground floor, radiator, stairs up to second floor and door to:

LARGE GARAGE 22' 3" x 16' 6" (6.78m x 5.03m) MAX

Electric roller door, oil fired central heating boiler and hot water cylinder, wooden double glazed door leading to patio area and wooden double glazed window looking to side of property.

SECOND FLOOR LANDING

Radiator, doors to kitchen/diner and opening to:

DINING ROOM 17' 6" X 10' 6" (5.33M X 3.20M) MAX

Wooden double glazed window with stunning views over the village and window to the side overlooking the balcony, radiator double wooden doors opening into:

LOUNGE 16' 3" X 13' 3" (4.95M X 4.04M) MAX

Two wooden double glazed windows looking to the side and front, feature stone fire place with open fire, radiator, Upvc double glazed sliding door leading to the balcony which offers fantastic views over the village and fields beyond.

KITCHEN/BREAKFAST ROOM

17' 0" X 13' 0" (5.18M X 3.96M) MAX

Range of wall and floor units with working surfaces over and inset one and a half stainless steel sink unit. Built in electric oven, microwave, electric hob and extractor hood over. Built in under counter fridge and dishwasher, two wooden double glazed windows with far reaching views. Door leading to:

INNER HALL

Door to cloakroom and study/bedroom four, wooden double glazed window overlooking the side of the property and wooden door leading to the rear of the property where a pedestrian path leads to the front.

CLOAKROOM 5' 6" X 4' 3" (1.68M X 1.29M)

Wooden double glazed window to side of property, WC, wash hand basin with cupboard under and radiator:

STUDY/BEDROOM FOUR

11' 0" X 6' 0" (3.35M X 1.83M) MAX

Velux window, radiator and door to built in storage cupboard with shelving.

GROUND FLOOR HALL

Doors to all rooms, radiator, door to storage cupboard with shelf and wooden double glazed door leading to ground floor patio area.

UTILITY ROOM 10' 6" X 7' 0" (3.20M X 2.13M) MAX

Floor units with working surfaces over, space and plumbing for a washing machine, space for tumble dryer, inset stainless steel sink unit with drainer, wooden double glazed window with views, radiator, door to built in storage cupboard.

BATHROOM 11' 0" X 5' 6" (3.35M X 1.68M) MAX

Beautifully refurbished with white suite comprising jacuzzi bath, wash hand basin, WC, built in storage cupboard with shelving, tiled walls and floor, heated towel rail and extractor fan. Wooden double glazed window with obscure glass to the side of the property.

BEDROOM 10' 3" X 10' 3" (3.12M X 3.12M)

Wooden double glazed window to the front and radiator.

BEDROOM 17' 6" X 9' 0" (5.33M X 2.74M)

Wooden double glazed window to the front, built in wardrobes with hanging rail and shelving and a radiator.

BEDROOM 13' 3" X 13' 3" (4.04M X 4.04M) MAX

Wooden double glazed window to the side, built in wardrobes with hanging rail and shelving and a radiator, door with steps down to:

ENSUITE SHOWER ROOM

11' 3" X 6' 6" (3.43M X 1.98M)

White suite comprising of WC with cupboard surround, inset sink unit and shower cubicle, heated towel rail. Storage cupboard with hanging rail, wooden double glazed window and extractor fan.

OUTSIDE

The property is approached to the front of the property via a private gated entrance that opens onto the tarmac driveway providing off road parking and access to the double garage. A pedestrian path also offers access to from the road/pavement to the first floor level of the property.

The rear of the property is the garden which is beautifully maintained to an extremely high standard with mature plants and flowers and lawns. The far reaching views can be enjoyed throughout the garden and benefits from also having a greenhouse, two wooden sheds with power and lights laid on in one of these.

SERVICES

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

COUNCIL TAX BAND

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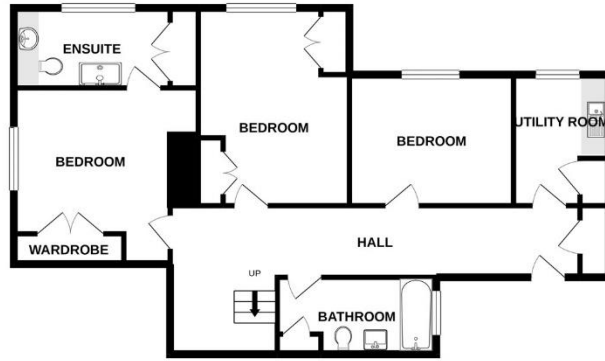
EPC BAND

TBC

VIEWING

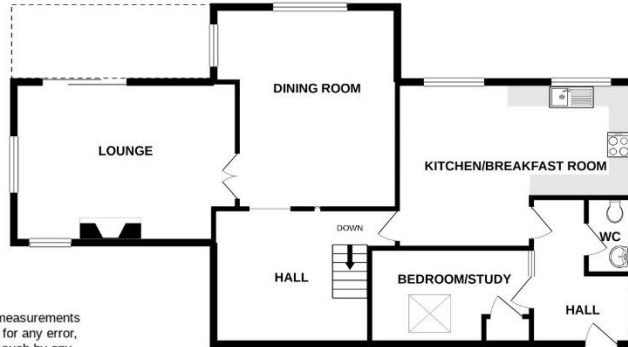
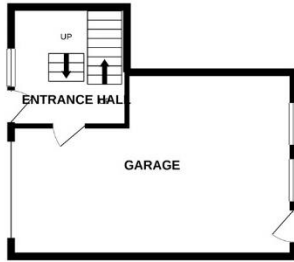
Strictly by prior appointment with the vendors agents – Jefferys 01579 342400





1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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