



LOWER TREVELMOND FARM, TREVELMOND
GUIDE: £525,000 - £550,000

ESTABLISHED 1865
Jefferys

LOWER TREVELMOND FARM, TREVELMOND, LISKEARD, CORNWALL PL14 4LZ

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THREE/FOUR BEDROOM DETACHED COTTAGE WITH APPROXIMATELY THREE ACRES, OUTBUILDINGS AND DELIGHTFUL COUNTRYSIDE VIEWS. THE PROPERTY IS BEING OFFERED TO THE MARKET WITH NO FORWARD CHAIN

Trevelmond is a lovely quiet hamlet situated approximately half a mile from the A390 and approximately a mile from the A38. Liskeard is the nearest town being only three miles away offering varied shopping facilities, recreational facilities and schooling and Dobwalls being the nearest village offering a shop, post office and bus routes.

The property is entered via French doors leading into the conservatory, offering Upvc windows overlooking the gardens, top paddock and magnificent valley views, there are further French doors opening out to the garden and three single wooden doors opening into the cottage. The open plan sitting room and kitchen has a feature stone fireplace with wood burner, window looking to the rear of the property and door into the hallway. The kitchen is fitted with a range of wall and floor units with granite working surfaces over and inset stainless steel sink unit. There is space for a fridge freezer and our Vendor will be leaving a Gas "Belling" Range cooker in situ for the new owners. The property is heated by Oil fired central heating with a "Grant" boiler and two further windows within the kitchen. From the conservatory a door leads to the hallway where there is a door to the sitting room, stairs to the first floor and door to bedroom four. This downstairs room is currently being used as bedroom four, however in previous years has been used as a further sitting room with a Upvc double glazed window looking to the front of the property and a feature fireplace.

To the first floor, doors lead to all rooms and has a Upvc double glazed window and "Nuairé" ventilation system installed. The master bedroom has two Upvc windows, one looking to the rear and the other to the front where the views can be admired, the room is of a good size and benefits from a dressing room. Both the second and third bedrooms have a Upvc double glazed window looking to the front of the property enjoying the views with the third bedroom having a built-in airing cupboard which houses the hot water cylinder with immersion and has slatted shelving. The shower room is located at the end of the hallway with a white suite comprising WC, pedestal wash hand basin with vanity unit and shower cubicle with screen and electric "Mira" shower, there are partly tiled walls, electric wall mounted heater and Upvc double glazed obscure window.

OUTSIDE:

The property is approached over a driveway which is shared with two other properties which in future the maintenance and upkeep will be shared between all three properties. There is hard standing for parking and covered car port with entrances into the various outbuildings, some of which being traditional stone barns which have the potential for conversion to be incorporated within the property or income potential, subject to any necessary planning permissions or for use as stores and workshops for purchasers to work from home. There is also a large wooden building which is currently being used for storage. A gate enters into a low maintenance courtyard where the entrance to the larger workshop can be found and a laundry room which is accessed via a double glazed door where there is plumbing and space for washing machine and tumble dryer and also an outside toilet. There is a decked area which provides seating and enjoys the southerly aspect with the remainder of the garden being mainly laid to lawn and has various mature shrubs throughout. A side gate to the property leads to the oil tank, gas bottles for the Range and a further gate onto the road.

PADDOCKS:

There is approximately 3 acres in total which is split into two paddocks. This land is accessed via a gate from the garden or an area which could be a gateway to the side of the property by the outbuildings, the land gently slopes in the first field with the second paddock sloping away to the river where various wildlife can be seen at different times of the day.

INTERNAL ROOM SIZES WITH APPROXIMATE MEASUREMENTS:

CONSERVATORY

25' 6" x 12' 9" (7.77m x 3.88m)

OPEN PLAN SITTING ROOM/KITCHEN/DINER

24' 6" x 22' 9" (7.46m x 6.93m) MAX

BEDROOM FOUR

14' 0" x 12' 3" (4.26m x 3.73m) MAX

BEDROOM ONE

13' 9" x 12' 0" (4.19m x 3.65m)

BEDROOM TWO

9' 3" x 9' 0" (2.82m x 2.74m)

BEDROOM THREE

9' 3" x 8' 9" (2.82m x 2.66m)

SHOWER ROOM

9' 3" x 4' 6" (2.82m x 1.37m)

COUNCIL TAX BAND

B

EPC BAND:

E

SERVICES:

Mains water, electricity and drainage.

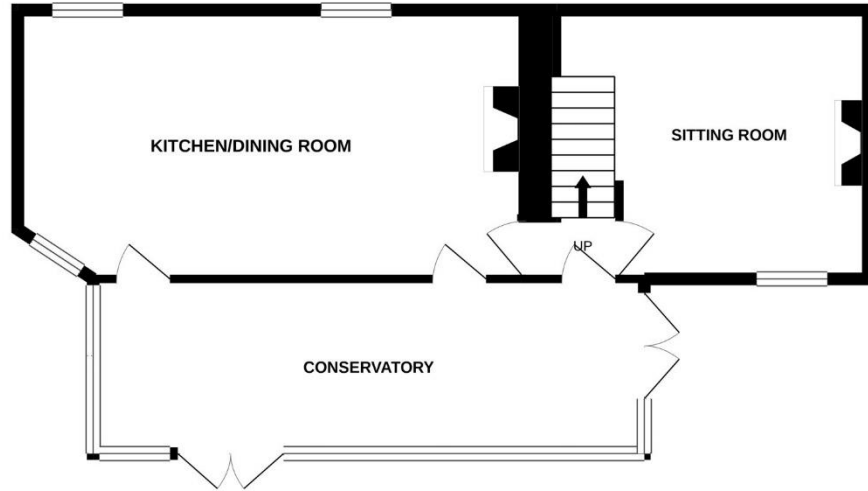
VIEWING

Strictly by appointment with the vendors agents

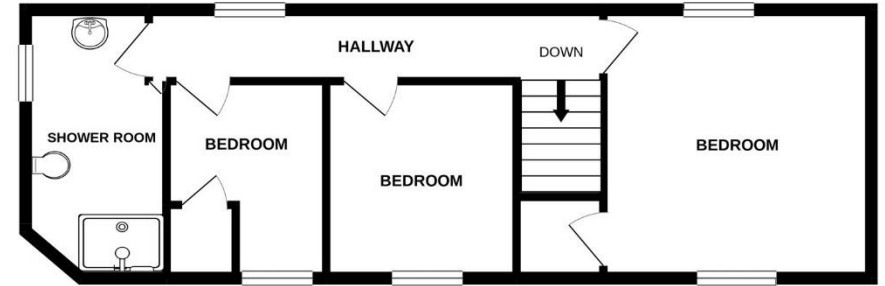
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GROUND FLOOR



1ST 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		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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