



Ley Cottage

Ley, St Neot, Liskeard, PL14 6PE





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£250,000 -£260,000 Guide Price

Delightful two bedroom characterful cottage

Immaculately presented accommodation throughout

An array of outbuildings

Located in an idyllic rural hamlet



Description...

Located in a picturesque rural setting, this charming period semi-detached cottage offers a wonderful combination of character and modern convenience.

Boasting two well-proportioned bedrooms, this property is ideal for couples or small families seeking a peaceful retreat.

The property features a lovely garden, perfect for enjoying the outdoors and hosting family gatherings. On-street parking is also available immediately outside, ensuring convenience for residents.

The interior of the house exudes warmth and charm with traditional features blending seamlessly with contemporary finishes.

The cosy living spaces are perfect for relaxation, while the well-equipped kitchen provides a functional and stylish space for cooking and dining.

With its idyllic location and inviting ambiance, this property presents a fantastic opportunity to enjoy a tranquil lifestyle in a beautiful countryside setting.



Accommodation

Entrance via uPVC door opening into:-

Porch

Wooden single glazed windows to the front elevation, uPVC door with a single glazed panelling inset leading into:-

Living/ Dining Room

uPVC double glazed window to the front elevation, television point, wood burning stove with slate hearth, wooden beams to ceiling, built in window seat, exposed feature stone walling, electric radiator.

Bathroom

Obscure uPVC double glazed window to the side elevation, a bath with wooden surround and individual taps having an electric shower over with glazed shower screen, pedestal wash handbasin with mixer tap, low-level W.C, Towel radiator, wooden beams to ceiling, exposed feature stone walling, partially tiled.

Hallway

stairs rising to the first floor with storage below, wooden beams to ceiling.

Kitchen

Electric radiator, a range of fitted wall and base units with square top work surfaces over incorporating a ceramic sink and drainer with mixer tap, integrated dishwasher, space for freestanding cooker with extractor fan over,

space for freestanding fridge freezer, LED downlights, dual aspect having uPVC double glazed window to the side and rear elevations. uPVC double glazed stable door leading to the rear courtyard.

First floor

Doors off to all first floor rooms, exposed feature stone walling.

Bedroom

uPVC double glazed window to the front elevation, electric radiator, exposed feature stone walling, LED downlights.

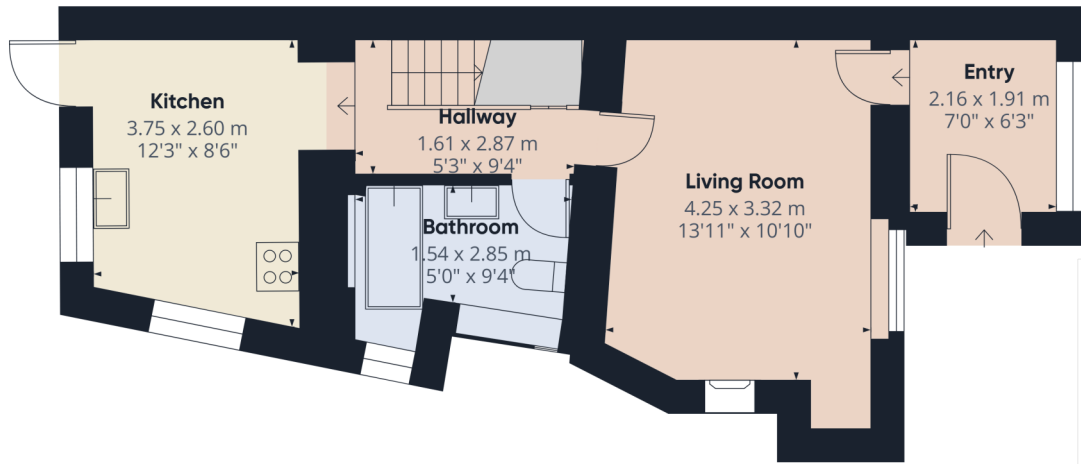
Bedroom

uPVC double glazed window to the rear elevation, built in wardrobe, access to attic via loft hatch, electric radiator.





Floor plan



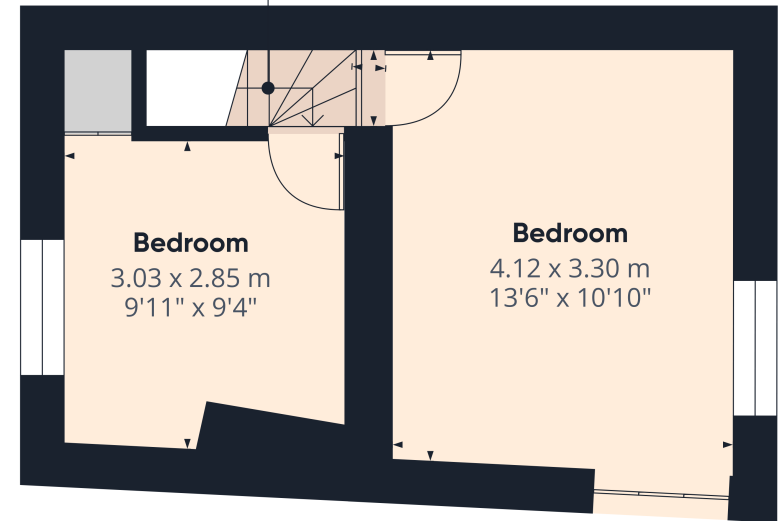
Approximate total area⁽¹⁾

37.9 m²
408 ft²

Approximate total area⁽¹⁾

22.5 m²
241 ft²

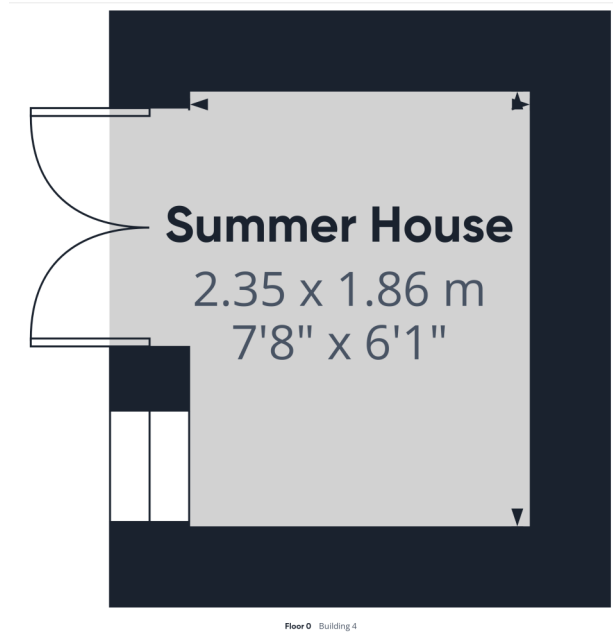
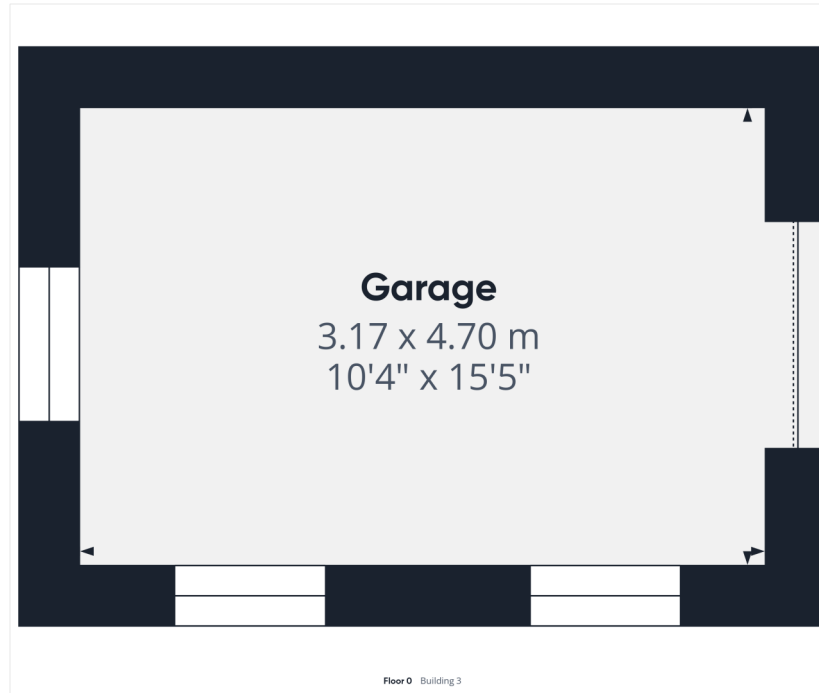
Landing
0.86 x 0.29 m
2'9" x 0'11"



Floor plan for identification purposes only, not to scale



Outbuildings Floor Plan



Floor plan for identification purposes only, not to scale

Outside

Positioned in a beautiful Setting within the Cornish hamlet of Ley, this delightful cottage enjoys multiple outdoor areas to relax and enjoy the peaceful surroundings.

A mature and impeccably presented garden is located to the front elevation that has a variety of flowering shrubs throughout, being predominantly laid to stone chippings this is an excellent space for outdoor dining and entertaining. Within this area, a spacious garden office is located, which benefits from lighting and heating.

Set adjacent to the main residence is an excellent secondary garden being predominantly laid to lawn, this is a haven for wildlife and provides an excellent opportunity to create and landscape the garden or to relax in this delightful setting.



Outbuildings

A selection of outbuildings are located within the grounds of Ley Cottage, these include a substantial workshop boasting power and lighting throughout that offers the opportunity to be utilised for a multitude of uses.

Within the enclosed rear courtyard is a detached stone built outbuilding with washing facilities, this again has tremendous potential.

Services

Mains water, private drainage and electricity.

 EE Rating - F

 Council tax band - B

 Directions

What3Words – apes.battle.armful

 Virtual Tour

<https://tour.giraffe360.com/12dbb80f20d546f2bcbcd668ea65a73d>

Viewings strictly by appointment only

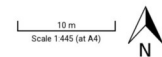
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Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉️ liskeard@kivells.com

🌐 kivells.com

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