



# 5 Tregonhay Cottages

Upton Cross, Liskeard, Cornwall, PL14 5AZ



## *5 Tregonhay Cottages*

Upton Cross, Liskeard, Cornwall, PL14 5AZ

Guide Price £200,000-£225,000

Characterful two bedroom terraced cottage

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Large level garden with countryside views

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Off road parking and a single garage

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For sale with the benefit of no onward chain

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## Description

This two-bedroom reverse-level terraced house offers a wonderful opportunity for buyers seeking a home with potential in a picturesque village location, surrounded by charming countryside views. The property is ideally suited to those looking to modernise and personalise their next home, with spacious accommodation arranged over two floors.

Upon entering, you are welcomed by a bright entrance hall that leads into a generous living room, which benefits from ample natural light and lovely outlooks across the adjacent countryside, with immediate access into the Kitchen also.

Downstairs, there are two well-proportioned bedrooms, the bathroom and a handy utility space which has direct access out onto the immediate garden.

5 Tregonhay Cottages is ready for modernisation and presents an excellent opportunity for buyers to design a stylish and functional space. Additional features include a single garage, providing secure parking or valuable storage, and the property's position within a quiet village ensures a peaceful setting while remaining within easy reach of local amenities, schools, and transport links.

With its combination of countryside outlooks, a large garden, a garage and parking, this home offers both practicality and potential for those wishing to create their ideal residence. The property is offered with no onward chain, making it an attractive proposition for both first-time buyers and investors.



## Accommodation

Granite steps leading to entrance via a wooden door with obscure glaze dpanelling insets opening into:-

### Porch

Wooden single glazed window to the side elevation with far reaching views, built in storage, wooden door with glazed panelling insets opening into:-

### Living Room

uPVC double glazed window to the rear elevation, wooden Velux window to ceiling, feature window, woodburning stove with slate hearth, built-in storage cupboard, door leading into storage room/study, door leading to stairs lowering to ground floor with access to attic via loft hatch over, wooden beams to ceiling, television point.

### Kitchen

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 over, space and plumbing for dishwasher, space for under counter fridge, integrated four ring electric hob, integrated electric double oven, wooden beams to ceiling.

### Ground Floor

Doors off to ground floor rooms, storage heater, wooden beams to ceiling, under stairs storage cupboard.

### Shower Room

Low-level W.C, bidet, pedestal wash hand basin with mixer tap over, shower cubicle with electric mixer shower and glazed shower screen and door, partially tiled throughout.

### Bedroom

uPVC double glazed window to the rear elevation and feature window, built in wardrobe, storage heater, wooden beams to ceiling.

### Bedroom

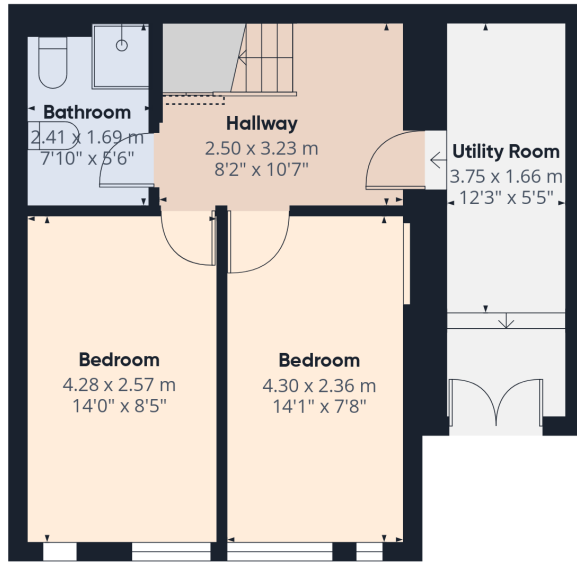
uPVC double glazed window to the rear elevation, feature window, storage heater, wooden beams to ceiling.

### Utility

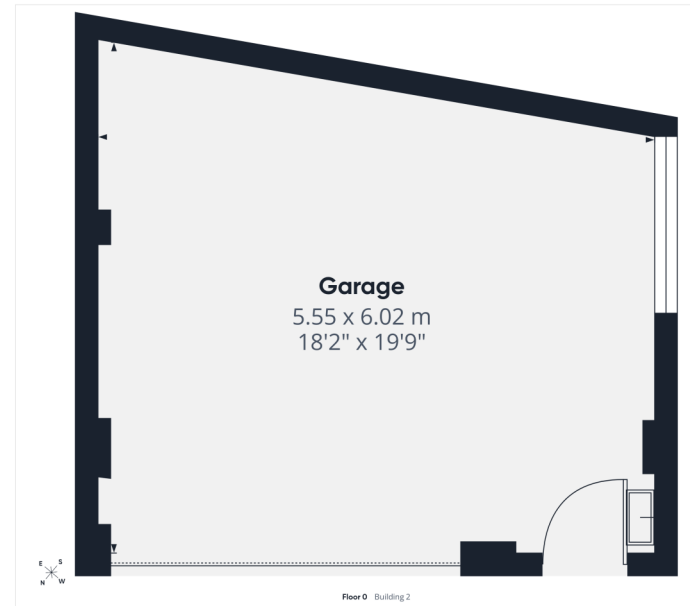
Wooden door with glazed panelling insets to the front elevation, fitted wall units, space and plumbing for washing machine, space for tumble dryer.



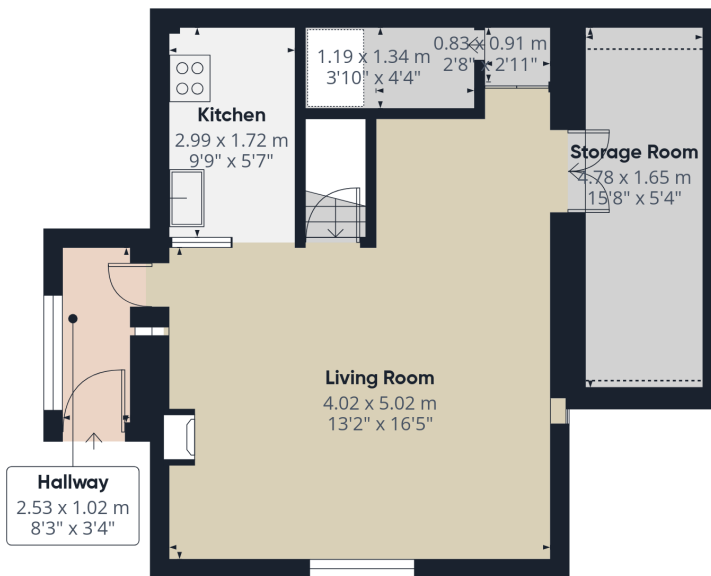
Floor Plan



Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

114.6 m<sup>2</sup>  
1235 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
11 ft<sup>2</sup>

## Outside

The property enjoys a variety of outdoor areas with two private gardens located to the rear elevation of the property.

The main garden area is predominantly lawn whilst immediately adjoining the property is a further level outdoor space that is perfect for relaxing and enjoying the peaceful surroundings.

Located away from the property is a substantial garage that boasts power & plumbing throughout, this offers the opportunity to be utilised for a multitude of uses due to its generous proportions with further off-road parking also provided.



### Garage

Electric roller garage door, boasting power and plumbing.

## Services

Mains water, electricity and private drainage.



EE Rating - E



Council Tax Band - B



Directions

What3Words – senders.having.quest



Virtual Tour

<https://tour.giraffe360.com/5b9d5973272948e29301e2d182046ec3>

## Viewings strictly by appointment only

Please ring **01579 345543** 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](http://www.kivells.com).

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