



# 11 Pengover Green

Pengover, Liskeard, PL14 3NH



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Guide Price £175,000

Charming two-bedroom terraced cottage with countryside views

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Characterful features throughout, creating a warm and welcoming home.

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Enclosed rear garden, ideal for relaxing, entertaining, or gardening.

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For sale with the benefit of no onward chain

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## Description

Nestled in the picturesque hamlet of Pengover Green, this delightful two-bedroom terraced cottage enjoys an idyllic setting with far-reaching countryside views and an abundance of character throughout.

The property offers a warm and welcoming atmosphere, with a wealth of period features that enhance its charm. The accommodation comprises a cosy living room, a well-appointed kitchen, dining room, two bedrooms, and a family bathroom, making it an ideal home for first-time buyers, those looking to downsize, or anyone seeking a peaceful countryside retreat.

Outside, the attractive garden provides a wonderful space to relax and enjoy the tranquil surroundings. At the end of the garden is a traditional piggery, currently providing useful storage, offering further potential subject to any necessary consent.

Offered to the market with no onward chain, this is a rare opportunity to acquire a character-filled cottage in a truly picturesque location. An early viewing is highly recommended.



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## Accommodation

Entrance via uPVC door with double glazed inset leading into:-

### Living Room

uPVC double glazed window to the front elevation, wooden beams to ceiling, multi fuel stove with slate hearth, radiator, television point.

### Dining Room

Stairs rising to the first floor with under stair storage below, wooden beams to ceiling, feature fireplace with clome oven, exposed stone walling.

### Kitchen

uPVC double glazed window to the rear elevation overlooking the rear garden, a range of fitted base units with wooden worksurfaces over incorporating a Undermount ceramic sink with mixer tap over, under counter space and plumbing for dishwasher, under counter space for freestanding tumble dryer, space for freestanding cooker, wooden beams to ceiling, Velux skylight, space for freestanding American fridge freezer.

### Utility

uPVC double glazed stable door leading to the rear garden, under counter space and plumbing for washing machine, under counter space for fridge freezer, door into:

### Bathroom

Bath with panelled surround and mixer tap having an electric shower over with glazed shower screen, low-level W.C, chrome heated towel radiator, radiator, pedestal wash and basin with mixer tap and tiled splashback.

### First Floor

Doors off to all first floor rooms, access to attic via loft hatch, wooden single glazed window.

### Bedroom

uPVC double glazed window to the front elevation, wooden beams to ceiling, radiator.

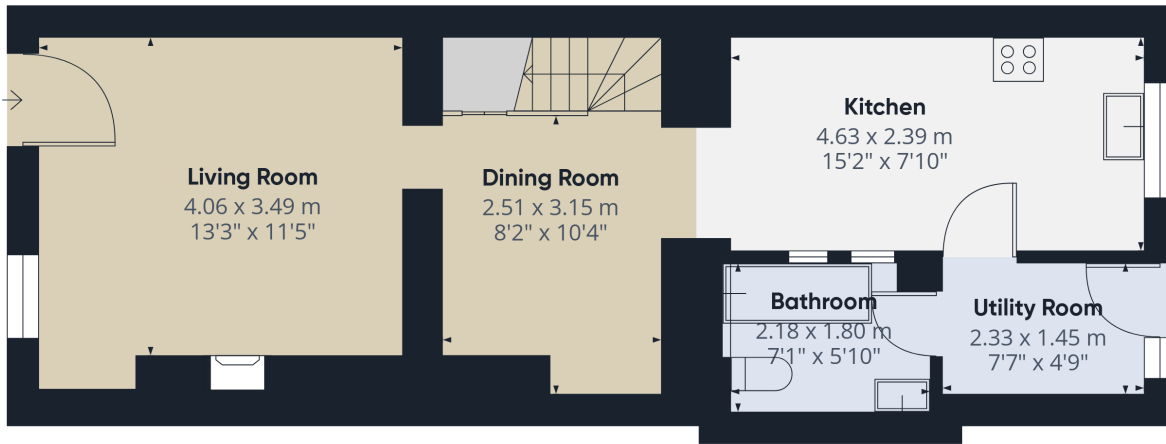
### Bedroom

uPVC double glazed window to the rear elevation, wooden beam sealant, radiator.



Floor Plan

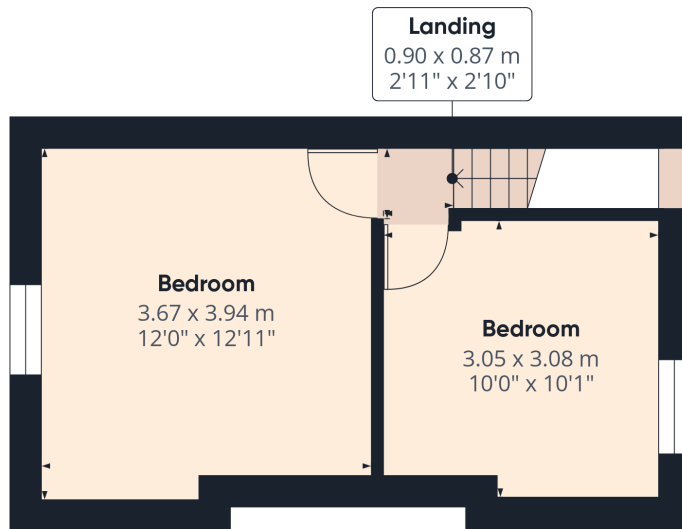
Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1

## Outside

The enclosed rear garden provides a delightful space to relax, entertain, or enjoy the peaceful setting. Predominantly laid to lawn with established planting, it offers plenty of room for outdoor seating and gardening.

Positioned at the end of the garden is a traditional stone piggery, currently used as a storage building, adding further character and practical space to the property.



## Services

Mains electric, water and drainage.

 EE Rating - C

 Council Tax Band - A

 Directions

What3Words - dusted. topping.burglars

## Virtual Tour

<https://tour.giraffe360.com/763a0abff9bd40e191b184700c236002>

## Viewings strictly by appointment only

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