



Clouds Hill

Henwood, Liskeard, Cornwall, PL14 5BH

KIVELLS



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Guide Price £550,000—£575,000

Grade II Listed detached three-bedroom property

Idyllic moorland location in Higher Stanbear

Far-reaching countryside views

Spacious accommodation over two floors

Garage and off-street parking

Peaceful and private setting



Description...

Nestled within the idyllic moorland setting of Higher Stanbear, this beautifully presented Grade II Listed three-bedroom detached property offers the perfect blend of rural charm and modern comfort. Boasting far-reaching countryside views and a peaceful, private position, this spacious home is ideal for those seeking a tranquil lifestyle without compromising on convenience.

Set over two well-proportioned levels, the property has been thoughtfully maintained and styled throughout, creating a warm and inviting atmosphere from the moment you step inside. The generous living spaces are filled with natural light, perfectly complementing the stunning surroundings.

The ground floor features a welcoming entrance, a spacious lounge ideal for relaxing or entertaining, and a well-appointed kitchen/dining area designed for modern living. Upstairs, three comfortable bedrooms provide ample accommodation, with lovely outlooks across the surrounding countryside, along with a stylish family bathroom.

Externally, the property truly comes into its own. A delightful patio area offers the perfect space for outdoor dining or simply enjoying the serene setting, while the beautifully kept garden provides a wonderful retreat with plenty of space to unwind or entertain. The far-reaching views looking East towards the Tamar Valley and Dartmoor create a truly special backdrop.



K Accommodation

Entrance via a wooden door opening into:-

Boot Room

Wooden double glazed window to the side elevation, LED downlights, access to attic via loft hatch, built in cupboard with oil fired boiler, water tank and further storage.

Dining Room

Wooden sash window to the front elevation, wooden beams to ceiling, radiator, stairs rising to First Floor, wooden double glazed window to the side elevation, oil fired Rayburn set into granite inglenook with slate hearth, doors off to all ground floor rooms.

Kitchen

Wooden double glazed window to the rear elevation, a range of fitted wall and base units with square top work surfaces incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap, under counter space for fridge, integrated dishwasher, space for freestanding cooker with extractor fan over, radiator, LED downlights.

Utility

Wooden double glazed window to the side elevation with far reaching countryside views, space and plumbing for washing machine, space for freestanding fridge freezer, LED downlights, chrome heated towel radiator, access to attic via loft hatch, door into:-

W.C

Shower cubicle with mixer shower over and glazed shower screen, wash hand basin with mixer tap, low-level W.C, chrome heated towel radiator, LED downlights.

Living Room

Wooden sash window to the front elevation, wooden door leading to the garden, television point, multi fuel stove with granite inglenook and slate hearth, wooden beams to ceiling, under stair storage cupboard, radiator.

Sun Room

Triple aspect having wooden double glazed windows to the front and side elevations, wooden double doors leading to the garden, LED downlights, radiator.

First Floor

Doors off to all first floor rooms, wooden beams to ceiling, LED downlights.

Bedroom

Wooden double glazed window to the side elevation with far reaching countryside views, radiator, wooden beams to ceiling, LED downlights.

Bedroom

Wooden sash window to the front elevation, radiator, built in wardrobe, wooden beams to ceiling, LED downlights.

Bedroom

Wooden sash window to the front elevation, built in wardrobe, wooden beams to ceiling, LED downlights, radiator, access to attic via loft hatch.

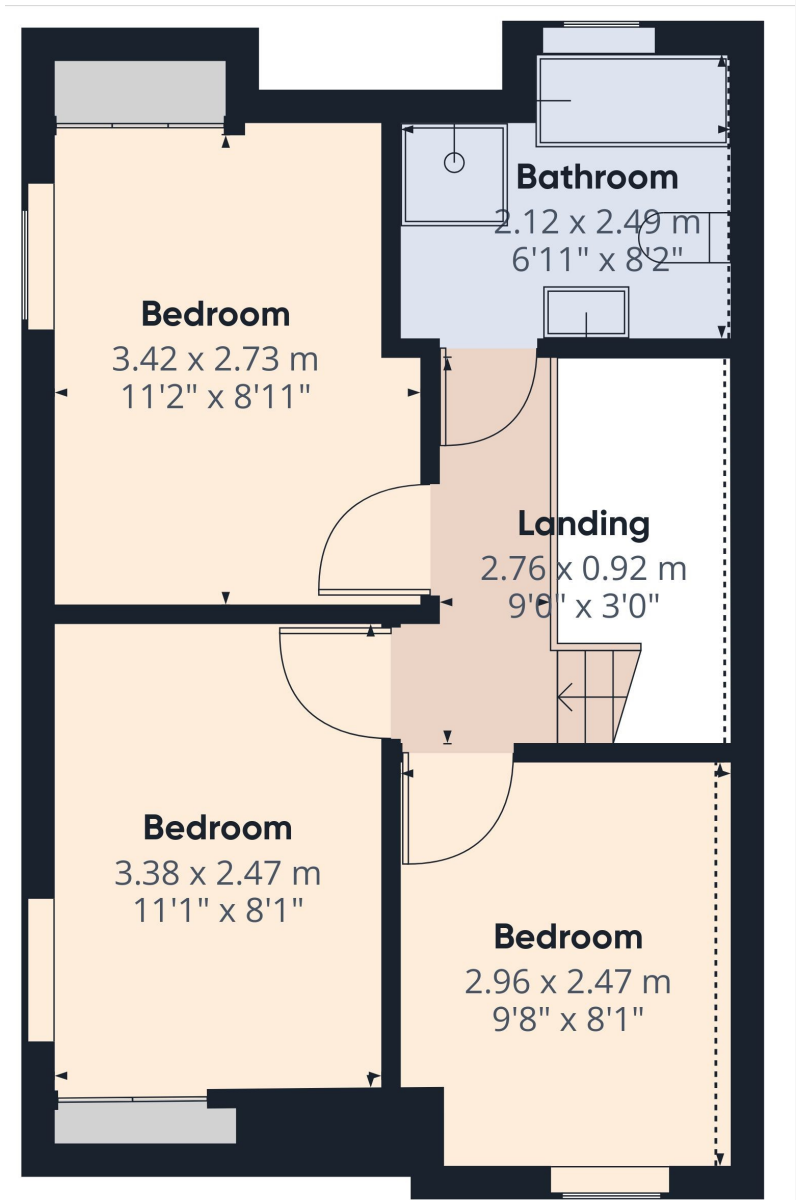
Bathroom

Obscure wooden double glazed window to the side elevation, corner bath with panelled surround and mixer tap over, low-level WC, wash and basin with mixer tap, chrome heater towel radiator, shower cubicle with mixer shower over and glazed shower screen, LED downlights, tiled floor to ceiling.





Floor plan for identification purposes only, not to scale



Floor 1 Building 1



Approximate total area⁽¹⁾
34 m²
366 ft²

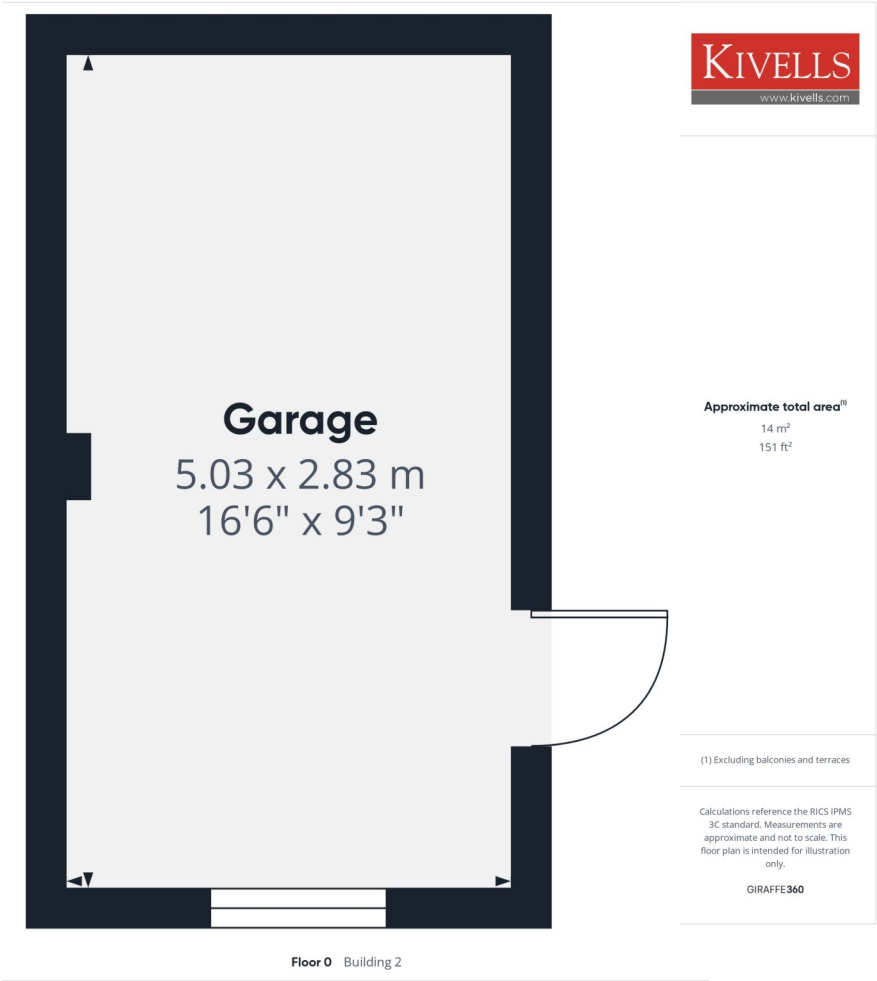
Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
14 m²
151 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

Outside

This exceptional home offers a rare opportunity to enjoy countryside living in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

The property enjoys a truly idyllic external setting, perfectly positioned to take full advantage of its stunning moorland surroundings and far-reaching countryside views. To the front and side, there is a driveway providing off-street parking for two vehicles, along with access to a single garage, offering excellent storage, with additional parking for a third vehicle adjacent to the garage.

The garden is a standout feature of this home, being predominantly laid to lawn and thoughtfully arranged across different levels. These separate lawned areas provide versatile outdoor space, ideal for families, entertaining, or simply enjoying the peaceful setting.

A raised patio area offers the perfect spot for outdoor dining or relaxing, where you can sit back and take in the uninterrupted views across the surrounding countryside. The overall setting is both private and picturesque, making it an ideal retreat for those seeking a quieter lifestyle in a beautiful location.





Services

Mains water, electricity, oil fired central heating & private drainage.

⚡ EE Rating - E

£ Council Tax Band - D

/// Directions

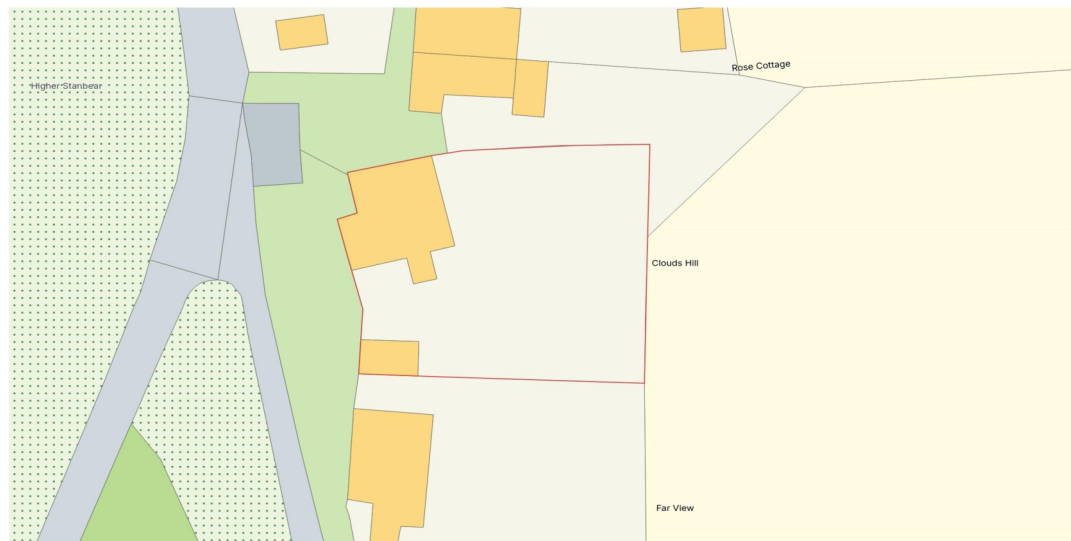
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👤 Virtual Tour

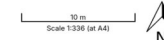
<https://tour.giraffe360.com/83fdb9d22df041b9bf56c04d35c6a15e>

Viewings strictly by appointment only

Please ring **01579 345 543** 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.



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