



Hillburn Cottage



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Henwood, Liskeard, Cornwall, PL14 5BP

Liskeard 7 miles - Launceston 9.9 miles - Plymouth 26.3 miles

Charming village property sitting in a beautiful garden located in a sought after rural village

- Close to Bodmin Moor
- Rural Views
- 3 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Artist Studio
- Well Stocked Garden
- Garage and Parking

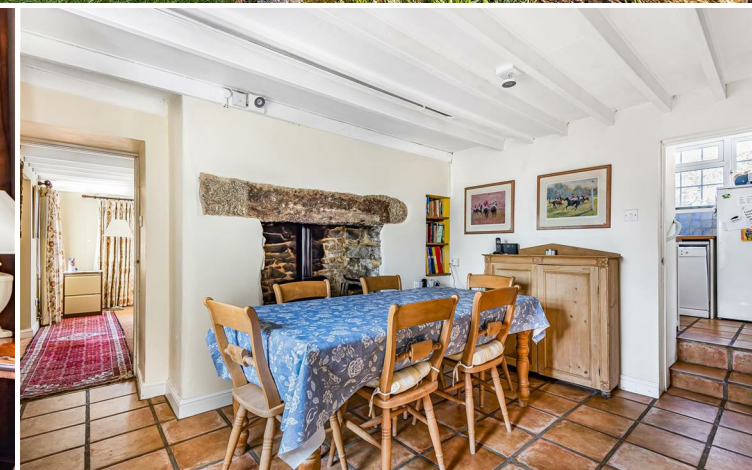
Guide Price £459,000

SITUATION

The property enjoys a private and secluded location amongst the small village of Henwood. Accessible on foot is the majestic Bodmin Moor, which is in an Area of Outstanding Natural Beauty, with Sharp Tor, Minions and the natural granite tor of The Cheesewring being close by. The village of Upton Cross is approximately 1 mile away with its public house, primary school and the well renowned open air Sterts Theatre. The town of Liskeard is within 7 miles and has a more comprehensive range of shopping facilities including supermarkets, doctors, dentists and veterinary surgeries together with a main line rail station serving London Paddington (via Plymouth). The city port of Plymouth has a deep-water marina and regular ferry crossings to Northern France and Spain. The property sits almost equidistant between the North and South coasts with their idyllic sandy beaches and picturesque villages.

DESCRIPTION

This well maintained country cottage is constructed of local stone and render under a slate roof. Sitting in a beautiful and well stocked garden, the property benefits from a detached Artist studio/home office, which has potential for conversion into additional accommodation, subject to gaining the necessary planning permission.



ACCOMMODATION

The accommodation is illustrated on the floorplan overleaf and briefly comprises: covered porch with a slate floor, seat and a wooden door leading into the entrance hall. Access to the cloakroom with WC and wash hand basin. Steps lead down to the reception room which has a stone fireplace housing a wood burning stove on a slate hearth. The sitting room has a wood burning stove and multi panel french doors to the conservatory with views over the garden and countryside beyond. From the reception room there is access into the dining room which has an open fireplace housing a wood burning stove with granite lintel over. Steps lead up to the kitchen with wall mounted cupboards, base units and drawers, space for appliances, Rayburn, inset gas hob and built-in oven. There is a pantry cupboard and a stable door to the garden.

To the first floor there are three bedrooms, the principal benefiting from an en suite shower and wash hand basin. The family bathroom comprises a panel enclosed bath, WC and wash hand basin.

OUTSIDE

Approached via a parish road, wooden gates lead to a parking area in front of the single garage. Connected to this is the Artist studio with vaulted ceiling and velux skylight windows. Next to the garage is a greenhouse and productive vegetable garden. A covered walk-way runs from the studio down the side of the cottage. The rear garden is laid to lawn and well stocked with a wide variety of flowers, shrubs and trees and a moorland stream running down one side. The south facing patio area boasts wonderful views of the garden and countryside beyond.

SERVICES

Mains electricity water and drainage. Oil-fired central heating and hot water. Calor Gas for cooking. Please note the agents have not inspected or tested these services.

VIEWING

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

From Launceston take the B3254 passing through the village of South Petherwin and on reaching the crossroads at Congdon Shop, continue straight across signposted to Liskeard and North Hill. Follow the road for approximately 2 miles crossing the River Lynher at Berriobridge. Continue along this meandering country lane for approximately 2 miles and on reaching the small hamlet of Darleyford, turn right signposted Henwood, proceed up the hill and the property will be found on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



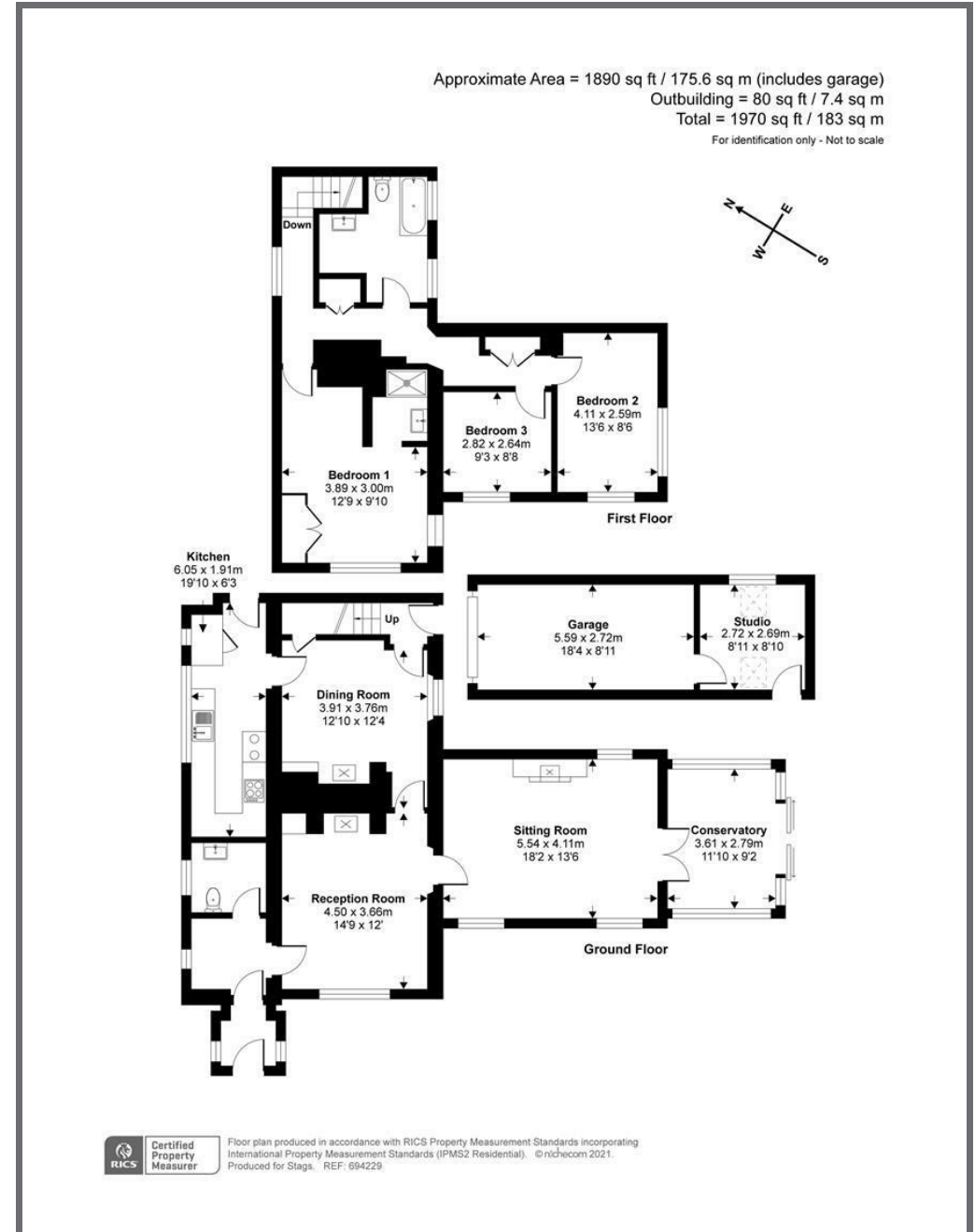
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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