



Avalwedhen



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Trewidland, Liskeard, Cornwall, PL14 4SN

Looe 4.5 miles - Liskeard 4.4 miles - Plymouth 18.6 miles

A superbly presented 4 bedroom bungalow with generous grounds and acreage, with fabulous views of the surrounding countryside.

- Delightful Rural Location
- Spacious Accommodation
- Kitchen / Dining Room
- Outbuildings and Stables
- Freehold
- Countryside Views
- 4 Bedrooms
- Sitting Room
- Approximately 7.6 Acres in all
- Council Tax Band: D

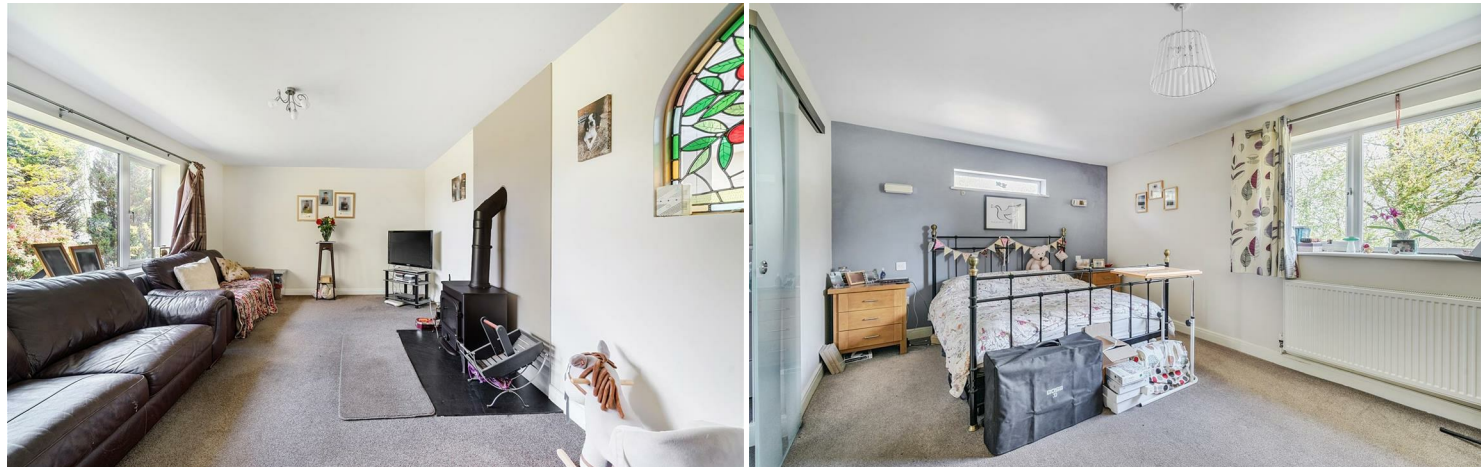
## Guide Price £675,000

### SITUATION

The property is located in the rural hamlet of Trewidland with its Pre and Primary school and active village hall. The famous fishing port and family seaside resort of Looe is 4.5 miles to the south, with other coastal beauty spots such as Seaton, Talland Bay and Polperro close at hand. The market town of Liskeard is 4.4 miles away with a range of amenities including supermarkets, schools', doctors' and veterinary surgeries and a mainline railway station with regular services to London, Paddington via Plymouth and Exeter. The city of Plymouth is 18.6 miles away with its deep water marina and regular ferry services to northern France and Spain.

### DESCRIPTION

A spacious 4 bedroom bungalow that has been improved by the current owner. The property sits in approximately 7.64 acres of pasture and consists of a range of useful outbuildings, barns, stables and far-reaching rural views.



## ACCOMMODATION

The front door leads into the entrance hall with doors of to the living room with a wood burning stove and views out to the front of the property. Following on is the kitchen / dining room which offers an excellent space for entertaining and comprises a range of wall mounted cupboards, base units and drawers, inset sink, space for appliances, pantry, electric hob with an extractor hood over and a cooker. An office / utility space is accessed direct from the kitchen with a stable door, views over the gardens that surround the property and Velux rain sensor windows.

The property consists of a total of 4 good sized double bedrooms with the master bedroom having been extended by the current owner consisting an en-suite with sink, w/c and a bath with shower overhead. The property is completed by a family shower room with his and hers sinks, w/c and a shower.

## OUTSIDE

Access to the property is from a rural lane into a gated entrance that leads to the front the property which benefits from a driveway offering parking for multiple vehicles. The front and rear gardens are beautifully presented and host an array of mature trees, shrubs and flowers, areas of gravel with a sheltered porch area that leads to a door into the utility / office space.

There are a range of outbuildings with power, light and water, including; a workshop, two stores, stables and a multi-purpose large barn with a wide entrance and additional stabling. The property enjoys approximately 7.9 acres of gently sloping land, thoughtfully divided into several well-maintained paddocks, ideal for grazing or equestrian use. A small, productive allotment area sits to one side, featuring a variety of apple and pear trees, raised beds and a greenhouse, offering excellent potential for homegrown produce and a self-sufficient lifestyle. The land benefits from easy access and picturesque views across the surrounding countryside.

## SERVICES

Mains electricity, private water via a bore hole. Private drainage via a septic tank. LPG gas central heating via traditional radiators and wood burning stove. Broadband availability Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

## AGENTS NOTE

The neighbouring farmer has a right of access to check their own water system located to the north side of the land.

## VIEWINGS

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

## DIRECTIONS

What3words.com - [///reward.variation.sardine](https://www.what3words.com/reward.variation.sardine)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| 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                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 56      | 69        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

