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LOWER ST CATHERINES, TWO WATERS FOOT, LISKEARD, CORNWALL, PL14 6HT

OFFERS IN EXCESS OF £300,000





CASH BUYERS ONLY - A south facing detached house with large gardens and stunning views over the unspoilt sylvan landscape of the Glynn Valley. About 1006 sq ft, 19' Dual Aspect Sitting/Dining Room, 15' Kitchen/Breakfast Room, 3 Bedrooms, Family Bathroom, Ample Parking, Extensive Gardens, About 0.30 Acre.

LOSTWITHIEL 7 MILES, FOWEY 14 MILES, TRURO 30 MILES



LOCATION

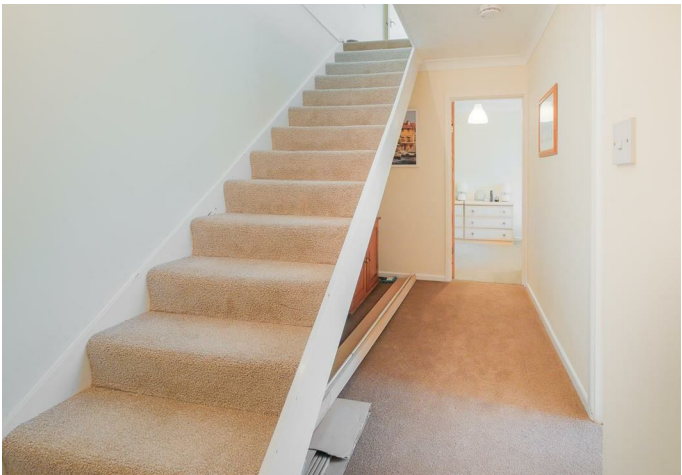
Lower St Catherines is conveniently situated in a sheltered, south facing position within the beautiful Glynn Valley. This is an Area of Great Landscape Value where the River Fowey meanders through the thickly wooded valley with a network of quiet lanes, footpaths and bridleways providing boundless opportunities for nature lovers and outdoor enthusiasts.

There is a primary school at East Taphouse (rated "good" by Ofsted) and filling station with village shop/post office, the village of Dobwalls (4 miles) offers similar amenities. The ancient stannary town of Lostwithiel stands at the head of the tidal limit of the River Fowey, dating from the 12th Century this historic town is home to various antique shops and boutiques, pubs, restaurants, doctors surgery and is renowned for its architecture and community spirit.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. Mainline trains at Bodmin Parkway (4 miles) with London Paddington having a 3 hour and 50 minute journey time. The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including Lanhydrock and St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Lanhydrock and Cotehele. The southern foothills of Bodmin Moor lie 5 miles to the north and again offers many leisure opportunities.







DESCRIPTION

Lower St Catherines comprises a detached house in an enviable south facing location.

The property benefits from full double glazing and oil fired central heating (please note the oil tank needs re-installing/commissioning). In addition we understand that there is Ultrafast broadband available. The layout is of reversed design and set into the contour this enables fine wooded valley views and external access from both ground and first floor levels.

The accommodation extends to about 1006 sq ft and briefly comprises as follows FIRST FLOOR - 19' Dual Aspect Sitting Room, 15' Kitchen/Breakfast Room again with a dual aspect and door to patio and garden, Family Bath/Shower Room - GROUND FLOOR - Hallway - 3 Bedrooms.

NOTE - The property is constructed of Mundic Block and we therefore invite interest from CASH BUYERS only.

OUTSIDE

The property benefits from a large private parking area for many cars with ample space for motorhome, caravan or boat etc.

The gardens are a particular feature of the property extending to about 0.30 acre and predominantly laid to lawn with established trees and shrubs.

The gardens have fine views over the beautiful landscape of the Glynn Valley and benefit from paved patio areas perfect for entertaining and al-fresco dining and barbecues.

EPC RATING - G*, COUNCIL TAX BAND - A

SERVICES - Private borehole water supply. Private drainage. Mains electricity.

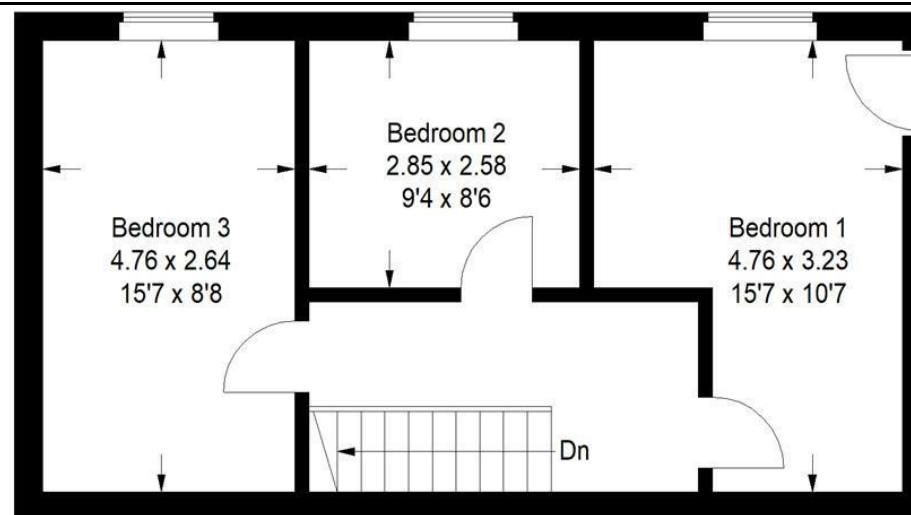
*Note - the epc has expired a fresh epc is being carried out - we expect the rating to remain the same.

DIRECTIONS

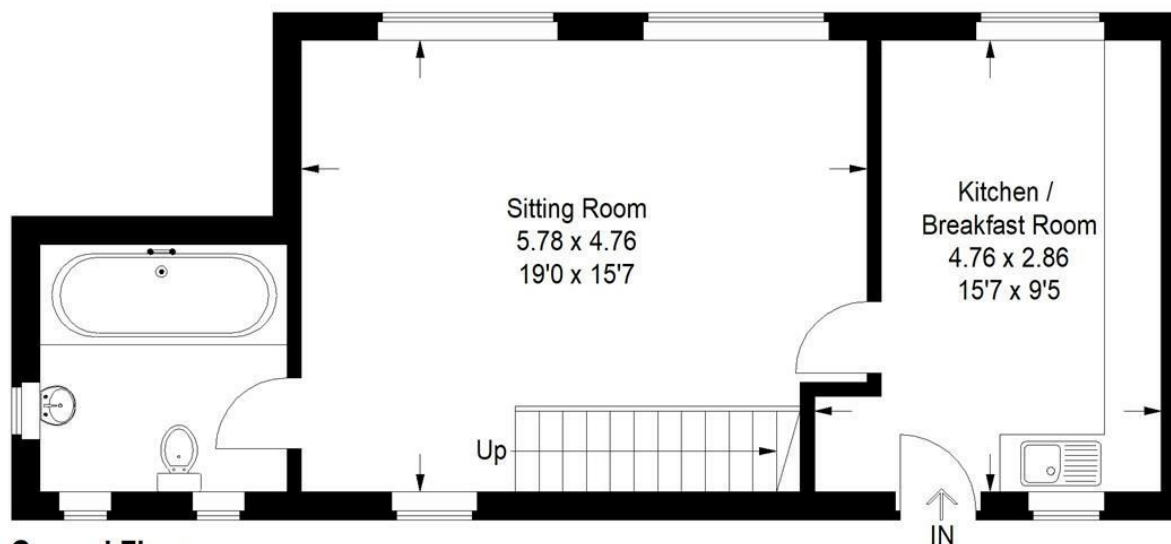
Using Sat Nav - Postcode PL14 6HT

Lower St. Catherines

Approximate Gross Internal Area
93.5 sq m / 1006 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars should not be relied upon.