

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

1 HIGHER STONETOWN & QUIRKY BARN DULOE, LISKEARD, CORNWALL, PL14 4PN

PRICE GUIDE £420,000





A handsome Grade 2 Listed semi-detached village house with beautiful established gardens, immaculately presented to a luxurious contemporary standard together with a detached annexe providing a useful income. About 1017 sq ft, 30' Kitchen/Breakfast Room, Dining Room, Sitting Room, 3 Bedrooms, 2 Shower Room/WCs, 1 Bed Annexe, Ample Parking, South Facing Garden.

LOOE 4 MILES, PLYMOUTH 22 MILES, FOWEY 12 MILES, NEWQUAY INTERNATIONAL AIRPORT 28 MILES

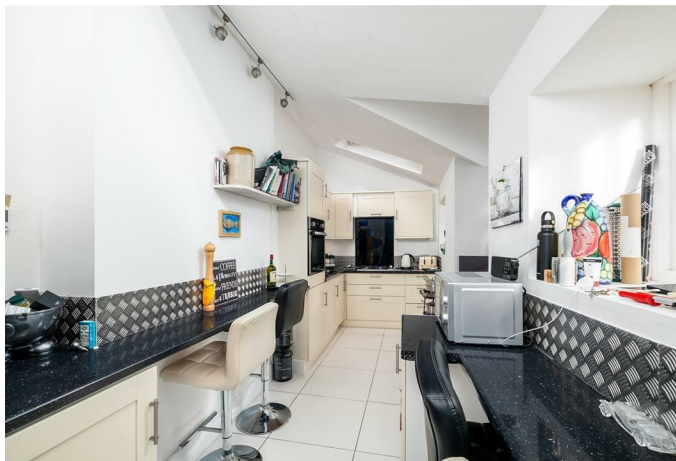
LOCATION

The property is quietly positioned in a fine location on the edge of the popular rural village of Duloe with its community shop, award winning local inn, primary school (rated good by Ofsted) and place of worship. A regular bus service provides convenient connections with Liskeard, Looe and Polperro.

The area of Tremadart on the edge of the village is mentioned in The Domesday Book (1086) and Duloe has its own ancient stone circle listed as an ancient monument.

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. Looe has a branchline railway providing a useful commuting link via mainline trains at Liskeard (Plymouth to London Paddington 3 hours). The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including 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 Cotehele and Lanhydrock.



DESCRIPTION

1 Higher Stonetown comprises a semi-detached* farmhouse in a prized setting on the edge of the pretty village of Duloe from where it commands super views over unspoilt countryside. The property is Grade 2 Listed and has been exceptionally well cared for and improved, providing a comfortable and luxurious home with the perfect balance of traditional and contemporary features which include mains gas central heating, handbuilt hardwood double glazed windows, some underfloor heating, porcelain tiles, modern kitchen and shower rooms and vaulted ceilings with exposed beams amongst many other features. In addition the detached Quirky Barn provides annexe or holiday let accommodation, this element of the property has been successfully used as a successful holiday let through Airbnb. The barn is currently let on assured shorthold tenancy generating £600 per month. *The house is attached to the neighbour on one corner.

The property comprises as follows -

1 HIGHER STONETOWN - About 1017 sq ft - GROUND FLOOR - Lobby - 16' Sitting Room with oak beam and wood burner - 13' Dining Room with oak beam - 30' Kitchen/Breakfast Room with Laundry Area off - Shower Room/WC - FIRST FLOOR - 13' Principal Bedroom with Vaulted Ceiling and Mezzanine - 2 Further Bedrooms - Shower Room/WC

QUIRKY BARN - comprising a detached single storey barn, recently converted by our client to a high standard with full double glazing and LPG heating - About 259 sq ft - 23' Open Plan Living Room/Kitchen with fine views - Wetroom Shower/WC - Mezzanine Sleeping Platform.



OUTSIDE

Immediately opposite the house a private layby provides off road parking for 3/4 cars adjacent to Quirky Barn.

Gardens lie to the front and rear of the house, there is a stone built Outhouse and old Outside WC together with two sheds. The rear garden is well established with a wide variety of colourful flower and shrub beds including camellia, bamboo eucalyptus and other varieties. The gardens are predominantly lawn and provide a sheltered and secluded environment with an abundance of natural flora and fauna and lovely views across unspoilt countryside.





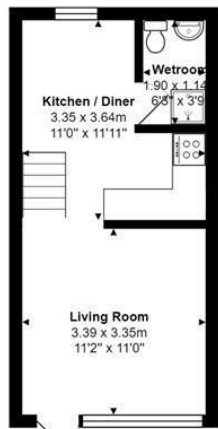


EPC RATING - C, COUNCIL TAX BAND - C

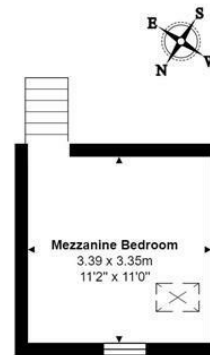
DIRECTIONS

Using Sat Nav - Postcode PL14 4PN - the property will be found on the left hand side when heading due south away from the village centre - the parking will be found on the right adjacent to Quirky Barn.

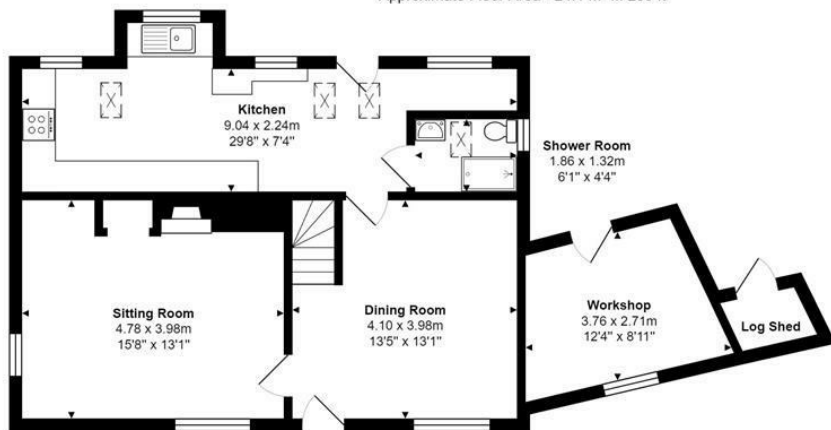




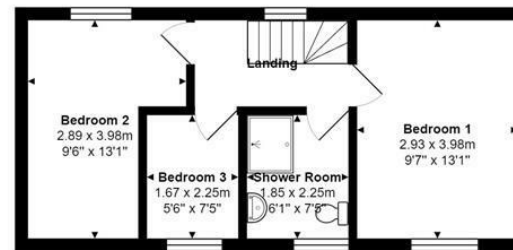
Annexe Ground Floor
Approximate Floor Area - 24.1 m² ... 259 ft²



Annexe Mezzanine Floor
Approximate Floor Area - 11.4 m² ... 122 ft²



Ground Floor
Approximate Floor Area - 58.9 m² ... 634 ft²



First Floor
Approximate Floor Area - 35.6 m² ... 383 ft²

Total Approximate Area - 130.0 m² ... 1399 ft² (excluding workshop, log shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

©241Photography for Scott Parry Associates

These particulars should not be relied upon.