

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TREHANE COTTAGE MENHENIOT, PL14 3RG

PRICE GUIDE £485,000





A beautiful detached country cottage with south west facing garden in a prized rural setting only 8 miles from the fabulous beaches of Whitsand Bay. About 1557 sq ft, Sitting Room, Kitchen/Dining Room, Lounge/Dining Room, Laundry Room, 3 Bedrooms, Family Bath/Shower Room, Private Driveway Parking, Garage/Workshop, Established Gardens.

MENHENIOT 0.75 MILE, LISKEARD 4 MILES, LOOE & THE BEACH 8 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES

LOCATION

Trehane Cottage lies in an exceptional rural location just under one mile from the unspoilt rural village of Menheniot.

The village of Menheniot provides various facilities including church, chapel, excellent village primary school (rated "outstanding" by Ofsted), post office and village store, local inn, sports club and field providing tennis, cricket and football facilities. The main line railway may be accessed at Menheniot Station (approximately 2 miles) providing links to Plymouth and Truro and is especially useful for children attending schools further afield and, of course, as a commuter link (Plymouth to London Paddington approximately 3 hours).

The usual market town facilities can be found at Liskeard (3 miles) including a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities. The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth lies within commuting distance where there is an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.



DESCRIPTION

Trehane Cottage comprises a detached country cottage in a popular rural setting. The property has been in our clients ownership for 20 years and has been thoughtfully cared for and improved, perfectly blending character and contemporary features and provides comfortable family accommodation which benefits from full double glazing, electric high efficiency Elkatherm heating and an LPG fire.

The accommodation extends to about 1557 sq ft and briefly comprises -

GROUND FLOOR - Entrance Lobby - Spacious Reception Hall - 16' Triple aspect Lounge/Dining Room with French doors to onto a delightful patio with attractive vaulted beam ceiling, 21' Sitting Room with feature fireplace and LPG Log Burner - 14' Kitchen/Dining Room with polished granite surfaces, AEG and Neff appliances together with an oil fired Rayburn range with back boiler supplementing the hot water - Laundry Room with Cloakroom/WC off.

FIRST FLOOR - 3 Bedrooms, Family Bath/Shower Room.

OUTSIDE

A gated entrance with brick paved and gravel drive provides ample parking and leads to the well proportioned garage/workshop of about 221 sq ft. The pretty gardens surround the cottage and are well established with sweeping lawns and established flower, shrub and tree beds. The rear garden has a wildlife pond, barbecue area and a fine south west aspect with a raised patio providing the perfect vantage point from which to observe the views across the rolling Cornish countryside and east to the majestic foothills of Dartmoor.

EPC RATING - F, **COUNCIL TAX BAND** - E

SERVICES - Mains water and electricity. Private drainage.

DIRECTIONS

Using Sat Nav - Postcode PL14 3RG.







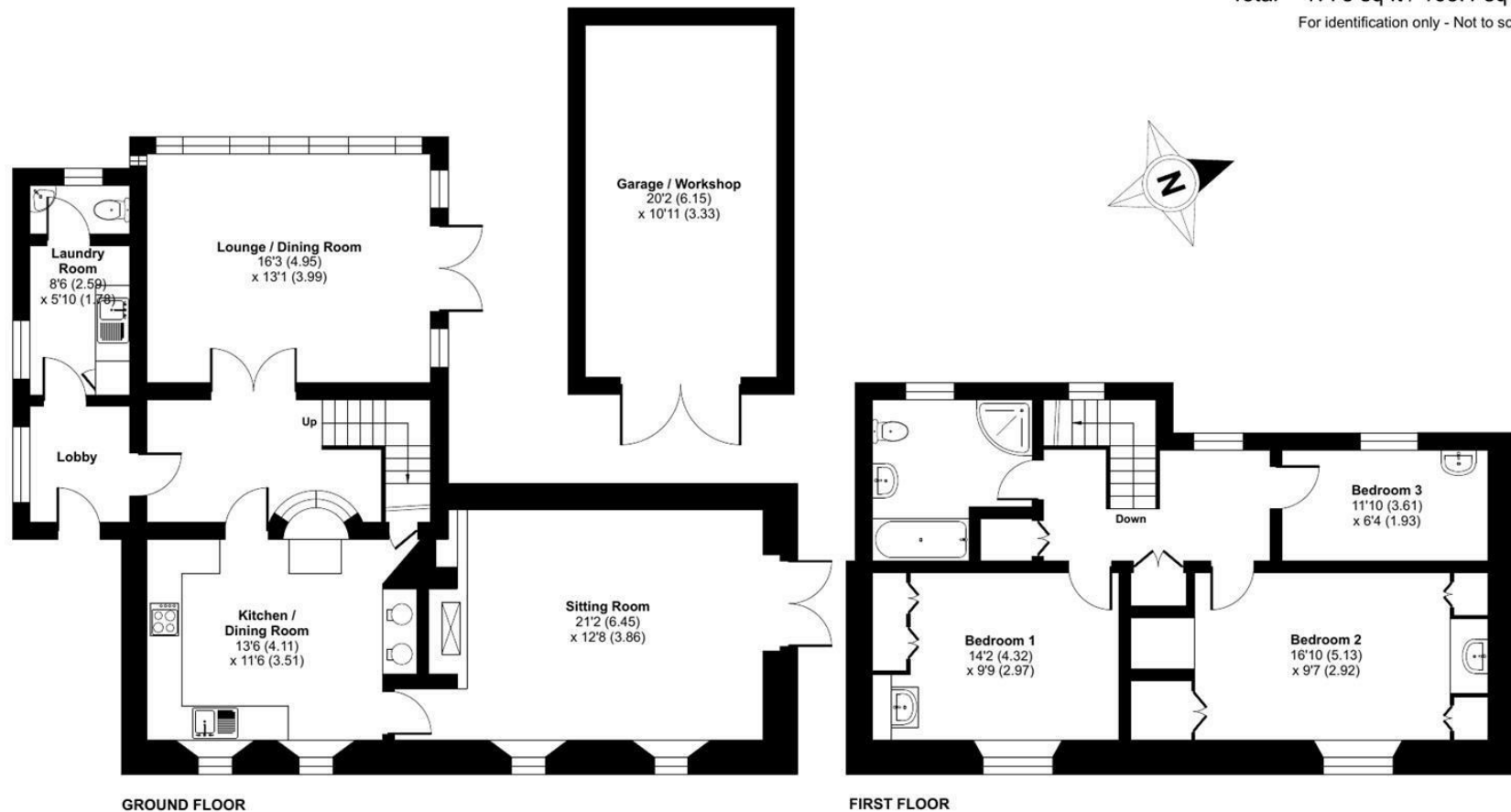
Menheniot, Liskeard, PL14

Approximate Area = 1557 sq ft / 144.6 sq m

Garage / Workshop = 221 sq ft / 20.5 sq m

Total = 1778 sq ft / 165.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1360363

These particulars should not be relied upon.