



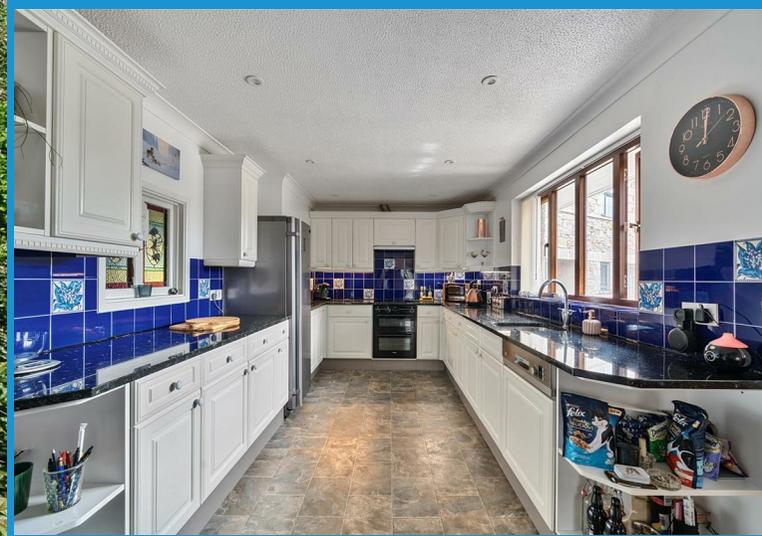


Found in a peaceful hamlet setting with fantastic country views is this spacious 3 bedroom detached property alongside an additional detached 1 bedroom annex. The property could appeal to a wide audience and is set in well stocked established gardens and grounds.

The property is approached via a gated driveway leading down to the property where there is ample parking and turning space available. The property itself offers spacious living accommodation which includes 3 reception rooms alongside a conservatory which takes full advantage of the wonderful outlook. There is a living room with double patio doors into the garden which adjoins a separate dining room or additional sitting room. In addition, the kitchen is open-plan to another reception area which could operate as a breakfast room or family space with double doors into the conservatory.

There are 2 bedrooms on this floor alongside a study/home office, spacious bathroom, utility room and a cloakroom with a WC. There are stairs up to the 3rd bedroom which can be found on the first floor. The annex can be found around to the rear of the property and is an attractive building, being built in a cottage style with stone faced façade with granite lintels. The annex has accommodation arranged over 2 floors, with a spacious main reception room, kitchen, utility room and a cloakroom with a WC on the ground floor.

The gardens and grounds are a real feature of the property, where you can enjoy panoramic views of the spectacular local scenery. The gardens are mainly laid to lawn with a wide variety of plants, shrubbery and trees interspersed with rockeries and winding pathways. There is a feature pond and water feature.



- 3 Bedrooms
- Amazing Views
- Ample Parking

- 1 Bed Annex
- Lovely Gardens
- Modern throughout

Situation

The property is situated in the peaceful rural hamlet of Henwood, situated on the rural outskirts of Liskeard where there are a wide range of facilities including Schools, Retail Parks and Supermarkets. Henwood is on the outskirts of Bodmin Moor where there are a wide range of wonderful walks and fantastic scenery. There are a wealth of country lane walks in the area which would suit buyers looking for a tranquil country lifestyle. As well as countryside and open moorland, there is also good access to the bustling Harbour Town of Looe which is a great day out for fish and chips and a trip to the beach!

Directions

The postal code for the property is PL14 5BP. This takes you straight to the property on a SatNav. [WhatThreeWords:lime.taller.spinning](https://www.what3words.com/PL14-5BP)



Pantry

Kitchen

16'8" x 9'7" (5.09m x 2.94m)

Dining Room

16'6" x 13'1" (5.03m x 3.99m)

Family Room

20'8" x 9'3" (6.32m x 2.82m)

Living Room

20'4" x 12'9" (6.22m x 3.90m)

Conservatory

13'3" x 9'8" (4.04m x 2.96m)

Inner Hallway

Office

8'1" x 6'9" (2.47m x 2.06m)

Bathroom

Bedroom 1

15'6" x 9'10" (4.73m x 3.01m)

En-Suite

Bedroom 2

15'8" max x 15'6" max (4.80m max x 4.73m max)

First Floor

Bedroom 3

15'7" max x 15'5" max (4.77m max x 4.70m max)

Annex -

Kitchen

12'11" x 6'8" (3.96m x 2.04m)

Living Room / Dining Room

18'6" x 15'5" (5.65m x 4.72m)

Utility Room

WC

First Floor

Bedroom 1

12'1" x 11'3" (3.70m x 3.44m)

En-Suite

Services

Mains Electricity, Water, Gas and Drainage

Air Source Heat Pump and Solar Panels

Central Heating Type - Oil

Council Tax Band E

Central Heating Type - Oil

Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Annex Ground Floor

First Floor



Annex First Floor



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.