



Upton Cross, Liskeard
PL14 5AY



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DAWSON **nott**
E S T A T E A G E N T S

Price £325,000

Upton Cross is a rural village which is in an area of outstanding natural beauty on the fringes of Bodmin Moor. Amenities offered in the village include a primary school, post office, parish church, village hall, 17th century Caradon Inn and nationally renowned Sterts Art Centre with an amphitheatre

- Character House in Village Location
- Lounge with multi fuel burner
- Good size Kitchen/Dining room with Rayburn
- 4 Bedrooms and Vintage style Bathroom
- Planning permission for a 3 bedroom dwelling
- Wonderful far reaching countryside views



An Entrance door gives access to the Porch. The main front door opens to the Hallway, which gives access to the downstairs accommodation and stairs rising to the first floor. To the right hand side of the hallway a door opens up to the main reception room being the Lounge where the main feature is the fireplace housing a cast iron multi fuel burner resting on a slate hearth, with a Cornish granite lintel over. There are beamed ceilings and a window faces the front enjoying a pleasant outlook. To the left hand side of the hallway, a door opens up to the good sized Kitchen/Dining room which is fitted with a range of wall and base units with Cornish granite work tops and matching splashbacks. Pan drawers, four ring electric hob with oven beneath and extractor above and a Belfast sink with a swan neck tap over. A window with deep Cornish granite sill faces the rear. A recess houses the Rayburn which is set on a Cornish granite hearth and has a feature Cornish granite pillar and lintel. There is an area suitable for dining room table and chairs, a window facing to the front with a Cornish granite sill and a further fireplace recess with a Cornish granite lintel, slate backing and Cornish granite hearth. From the hallway a door then gives access to the rear lobby with a further door leading out to the rear garden. A door provides access to the Utility/Store room which has space for a washing machine and further white goods. A window faces the rear.

The first floor Landing has a stained glass window and a deep wooden sill facing to the rear. There is Loft access and access to the remainder of the accommodation. Bedroom one is a double bedroom and has a window facing the front with wonderful panoramic views. Bedroom two is a double bedroom with a large window making this room nice and light and overlooks the rear garden. Bedroom three is a double bedroom and has a window facing to the front enjoying the lovely views. Bedroom 4 is a single room with a window to the front again enjoying the views. The family Bathroom has period style features, with a free standing claw foot bath, wash hand basin, low level WC, a vintage style radiator and window facing to the rear.



OUTSIDE

To the front there are granite and wrought iron railings. There is a paved patio with attractive raised plant beds.

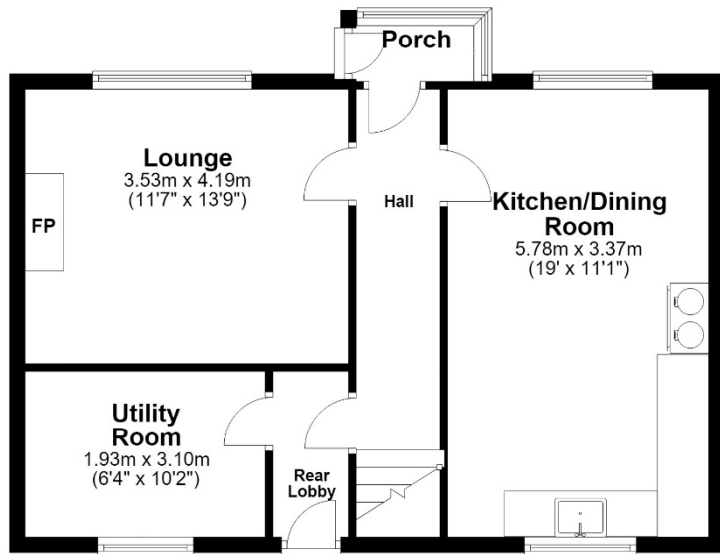
To the rear there are steps leading up to the mature garden with a pathway, lawns, flowers, shrubs and trees. There is an oil tank, an outside WC and shed. There is then a section which has planning permission for a detached three bedroom dormer bungalow (Cornwall Council PA20/01618). It is currently used for parking, but this could be adapted for individual needs and might be ideal for the extended family.

Services: Mains Electricity, Water and Drainage. Oil fired central heating.

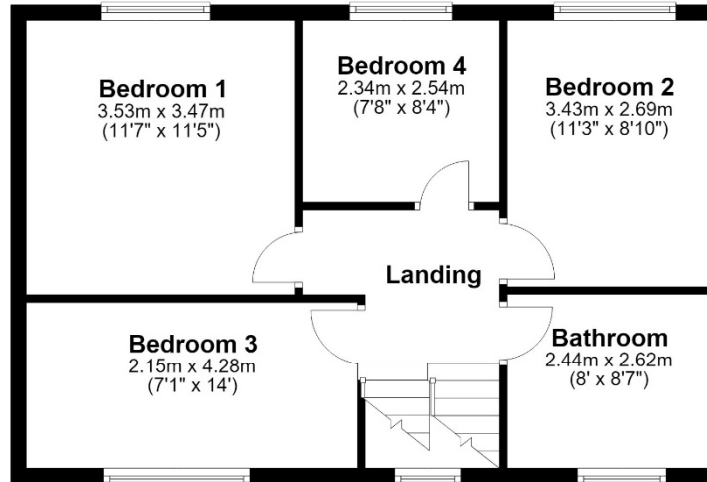
Council Tax : According to Cornwall Council the Tax Band for the property is C



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

