



Offers in excess of £220,000 - Freehold  
22 Lower Glen Park, Pensilva PL14 5PP

**D**WSON **nott**  
ESTATE AGENTS

A very well presented extended semi detached house enjoying far reaching views from the rear situated in the popular village of Pensilva within reach of amenities and facilities. Brief accommodation comprises:- Porch, good sized Kitchen/Breakfast room, Lounge with modern multi-fuel burner, Dining room on the ground floor. 2/3 Bedrooms and Shower room on the first floor.

Outside there are easy to manage Gardens, Out building which is currently used as a workshop, shed and Parking. The property has Electric heating and uPVC double glazing and should be viewed to be fully appreciated.



#### Situation:-

The property is located within the moorland village of Pensilva which offers a good range of local facilities to include a shop, church, primary school, community centre and modern health centre. For more comprehensive amenities the towns of Liskeard and Callington are within driveable reach. A number of countryside walks can easily be accessed and a train station can be located at Liskeard.

#### Porch/Cloaks:-

Entrance door with inset frosted glass detail, uPVC double glazed windows to the front and side elevations. Tiling to the floor. Square archway to:-

#### Landing:-

With access through to bedrooms and shower room.

#### Bedroom One:- 14'4" (4.37m) x 9'8" (2.95m)

This was originally two bedrooms and could be reinstated. Range of fitted wardrobes with sliding doors, hanging rails, shelving space, encased dressing room section drawers and cosmetic station with lighting. uPVC double glazed windows to the rear elevation. Useful cupboard housing the hot water cylinder. Wall mounted modern electric heater. uPVC double glazed windows to the rear elevation enjoying extensive views to surrounding and far reaching countryside.



**Kitchen/Breakfast Room:- 14'8" (4.47m) x 9'9" (2.97m)**

Replacement kitchen fitted with a range of base units with square edge worktop surfaces over, space saving cabinets, sink unit with drainer and period style brass tap over, drawer space, pan drawers all being soft closing, Pantry cabinet with shelving, space for upright fridge/freezer. Free standing electric oven with a four ring hob and double oven/grill beneath, canopy above incorporating the extractor. Part white modern brick style tiling to the walls, oak sill, uPVC double glazed window to the front elevation, oak shelving, tiling to the floor. Breakfast bar with matching base units and square edged worktop surfaces with seating area beneath. Part feature panelling to the walls, useful under stairs storage cupboard, wall mounted modern electric heater. Recess with stairs rising to the first floor.

**Lounge:- 14'8" (4.47m) x 9'10" (3m)**

Being the primary reception room having the main feature as the multi fuel burner set on a slate hearth and flue. Wood effect flooring, square edged archway through to:-

**Dining Room:- 8'8" (2.64m) x 7'11" (2.41m)**

Space for dining room table and chairs and further reception furniture. uPVC double glazed French doors giving access to the rear garden. uPVC double glazed window to the side. Wood effect flooring.

**Bedroom Two:- 9'11" (3.02m) x 9'9" (2.97m)**

Double bedroom having uPVC double glazed window to the front elevation. Wardrobe with hanging rails and storage space, wall mounted modern electric heater.

**Shower Room:- 4'7" (1.4m) x 6'4" (1.93m)**

Suite comprising of a shaped vanity unit with sink and waterfall tap over and drawer space beneath. Low level WC, curved shower cubicle with enclosing doors and screens, tray and Mira power shower. Part tiling and panelling to the walls, extractor and uPVC double glazed frosted window to the front elevation.

**Outside:- 12'10" (3.91m) x 6'4" (1.93m)**

To the front of the property there is a driveway and further parking suitable for 2 vehicles. A gateway opens to the paved pathway to the main entrance and the side.

To the rear there is a decked terrace, lawns, raised flower and shrub beds. Garden shed, pergola and further decked section and a pathway leading to the front. The garden is enclosed with fencing. Out building which is currently used as a workshop with sliding uPVC double glazed doors, power and light. Work shop is large.

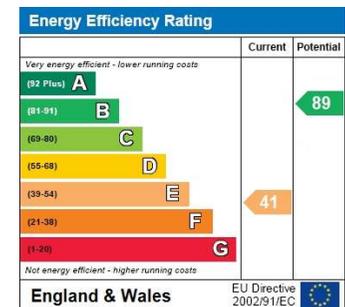
**Council Tax:-**

According to Cornwall Council the Council Tax Band is B.

**Services:-**

Electric, Water and Sewerage.





AGENTS Note:-  
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 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
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