



Pensilva  
PL14 5NQ



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ESTATE AGENTS

## Guide Price £300,000

The quaint moorland village of Pensilva, offers a good range of local amenities including a shop, pub, a Community Centre, healthcare facilities and primary school. The market town of Liskeard is about 6 miles away which has a mainline railway station and a variety of shops, education and entertainment.

- **Character cottage in Village setting**
- **Lounge with feature fireplace**
- **3 Bedrooms**
- **Many character features**
- **Attractive Gardens and Countryside views**
- **Parking for 2 vehicles**



The property is approached via a gateway and path which gives access up to the front entrance. The entrance door then opens into a useful Porch. A traditional style wooden door then gives access through to the main reception room being the Lounge, which has a lovely homely ambiance. The main feature is the fireplace with a granite lintel and a cast iron multi fuel burner set on a slate hearth. There are also beamed ceilings, exposed stone and slate walling, slate flooring. and stairs rising to the first floor. The Kitchen/ Dining Room then follows and fitted with a range of wall and base units, built in 4 ring ceramic hob, with an extractor over and an oven beneath. Under unit space for a fridge and space for a dining room table and chairs. The Utility has under unit space and plumbing for washing machine, wall units and houses the central heating and hot water boiler. There is also a downstairs Cloakroom.

On the first floor the Landing gives access to the bedrooms and family bathroom and also provides Loft Access. Bedroom 1 is a nice size double bedroom with exposed wooden floor boards. uPVC double glazed picture windows particularly enjoying the best views from the house, across far reaching countryside as far as the eye can see. Bedroom 2 is a double bedroom with a wardrobe recess with hanging rails, shelving and storage space. Bedroom 3 is a single bedroom with a picture window to the front enjoying the views, exposed floor boards and could also be used as a study. The Bathroom has a suite which includes bath with shower over, wash hand basin, low level WC and there is an airing cupboard housing the water tank. There are many character features throughout the property.



## OUTSIDE

This charming cottage has a driveway and parking for approximately 2 vehicles. There is exposed Cornish walling and hedging, and a gravelled finished areas. A gateway gives access to the side which leads to a covered storage section. Steps lead up to a further gravelled pathway which leads to the impressive main garden with an enclosing gate, Cornish walling and natural hedging. This is a peaceful setting with stepping stones and a decked area with corner seating. The garden is mainly laid to lawn with attractive flower and shrub beds and borders. It is private and has a further patio section ideal for Al fresco dining and is an ideal choice for all the family/friends to relax in. There is a Greenhouse and a shed and the garden enjoys countryside views.

Services: - Mains Electric, Water and Drainage, with Oil fired Central Heating.

Council Tax:- Band A





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
718 ft<sup>2</sup>  
66.7 m<sup>2</sup>

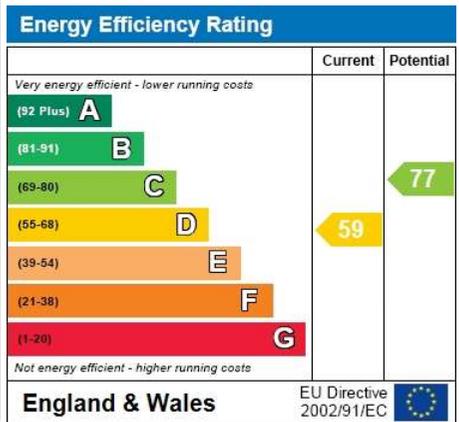
**Reduced headroom**  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



41 Fore Street, Callington, Cornwall, PL17 7AQ  
**Tel: 01579 550590 | Email: info@dawsonnott.co.uk**

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.

