



A selection of three characterful cottages set on a generous plot, in Two Waters Foot between Liskeard and Bodmin.

DESCRIPTION

A set of three Cornish cottages filled with charm and character. The main farmhouse features three bedrooms, a lounge, kitchen and dining room; with ground and first floor bathroom facilities. Foxglove Barn benefits from a lounge with kitchen, three bedrooms and two bathroom facilities. Bluebell bungalow houses two bedrooms, an open plan lounge kitchen and a bathroom. The properties are on one Title Deed and are set on generous grounds, accessed by a tree lined driveway. The property could suit occupiers looking to house dependant family members in their own accommodation, or possibly lend itself to rental usage subject to the relevant constraints being met.

LOCATION

Set just off the A38 in the Glynn Valley, the town of Bodmin is approximately 6.2 miles away, and Liskeard approximately 7.3 miles distant. The mainline Bodmin Parkway railway station is within a ten minute drive from the property, linking to the remainder of the County and beyond to London Paddington. Bodmin also serves as access to the main A30 trunk road giving access to Exeter by car.

ACCOMMODATION

Bellasize Farmhouse

The ground floor features an entrance porch, kitchen, lounge, dining room, utility room and downstairs bedroom with shower room adjacent. The first floor features two bedrooms and a family bathroom.

Foxglove Barn Conversion

Featuring a lounge with kitchen area and a bedroom to the ground floor. To the first floor are two further bedrooms (with master en-suite), a study and a family bathroom. Foxglove also benefits from its own courtyard space externally.

Bluebell

Entrance into an open plan lounge kitchen, doors to the master bedroom and an inner hallway which in turn leads to a bathroom and the second bedroom.

Grounds The properties are approached by a private tree lined driveway leading to ample parking for all three properties. The generous grounds also house various outbuildings such as a summerhouse, workshop space, storage and a garage. To the conclusion of the grounds is a paddock.

NOTE

The Pro Map provided is for reference purposes only and measures approximately



3.020 acres/1.223 hectares, Crown Copyright Reserved. Any purchasers considering rental options, should make and rely on their own findings.

EPC

Energy Efficiency Rating – All three properties have an EPC rating of E per unit.

AUCTION VALUER

Lucy Fuller.

VIEWING ARRANGEMENTS

Strictly by appointment only with Country and Waterside 01872 240999. General enquiries Countrywide Property Auctions 01395 275691.

