



Treovis  
Upton Cross  
Liskeard  
PL14 5BQ

Asking Price £595,000

- Charming Period Cottage with 16th & 19th Century Origins
- Four Generous Bedrooms
- Light and Airy Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Upgraded to Include Air Source Heat Pump, Solar Panels & Tesla Battery
- Off-Lying Garden/Allotment – Ideal for Growing or Relaxing
- Flexible Garage/Workshop – Full Planning Permission Granted For Conversion
- Scan QR Code for Material Information



Tenure - Freehold

Council Tax Band - D

Floor Area - 2159.00 sq ft



4



2



2



A93

## Summary

Step into a slice of history with this unique and beautifully styled character home (not listed), brimming with warmth, charm, and thoughtful modern upgrades. Believed to date back in parts to the 1500s and 1800s, this spacious four-bedroom cottage blends rich period details with impressive energy-efficient features.

A major advantage of this property is its sustainability. It benefits from solar panels that currently generate income via the FIT scheme at 15p per kWh exported, and the SEG scheme at 4p per kWh generated. In addition, the Tesla Powerwall 2 significantly enhances energy efficiency by allowing the home to draw electricity from the national grid only during cheaper day rates — currently 14.7p per kWh — making it an eco-conscious and cost-effective choice.

Across the quiet lane, a private path leads to a generous 0.25-acre plot — an ideal space for gardeners, creatives, or those in need of extra room. The area includes a polytunnel, productive planting beds, a lawn, and a detached garage/workshop with full planning permission granted for conversion. It's the perfect setting for a studio, home office, or potential future accommodation, all surrounded by traditional Cornish hedgerow.

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This rare and versatile home offers a lifestyle that's both characterful and future-ready. Early viewing is highly recommended to appreciate all it has to offer.

Composite front door with window into

### Porch:

Slate flooring. Tesla battery and solar inverter. Consumer box (electric checked in 2023). Traditional wooden door into hallway.

### Hallway:

Slate floor. Wooden staircase to First Floor. Doorway to Kitchen/Breakfast Room and further door to Dining Room.

### Kitchen/Breakfast Room:

22'4" x 8'7" (6.81 x 2.64)

A bright and spacious dual-aspect room with uPVC double glazed windows to both the front and rear, offering plenty of natural light. Featuring a range of built-in units, one and half bowl sink unit, a traditional Heritage oil-fired range complete with a cloam oven, and an AEG electric double oven with a stainless steel extractor above. Integrated dishwasher. The room is finished with attractive slate flagstone flooring throughout, and there's ample space at one end for a table and chairs, perfectly positioned to enjoy views over the rear garden. Exposed ceiling and upright beams adding character and charm.

### Dining Room:

14'6" x 11'6" (4.42 x 3.53)

uPVC double glazed window to front with window seat. The slate flagstone flooring flows seamlessly into the dining room, where a striking stone fireplace takes centre stage. Featuring a solid wood lintel above, the fireplace houses a cast iron multi-fuel burner set on a slate hearth— perfect for cosy evenings. Additional practicality is provided by an understairs storage cupboard. Featuring exposed ceiling beams. Double glazed multi pane doors open into the Lounge. Door to

### Utility Room:

10'1" x 6'2" (3.09 x 1.9)

uPVC double glazed window and wooden door to Rear Garden. Base units under roll edge work surfaces with cupboards under, space for tumble dryer. Matching wall mounted cupboards. Door to

### Cloakroom:

6'1" x 4'3" (1.87 x 1.31)

Obscure uPVC double glazed window to rear. Roll edge work surface with stainless steel sink inset and cupboard under. Space and plumbing for washing machine. Wall mounted double cupboard. Low level WC. Vanity wash hand basin with cupboard under.

From the Dining Room, multi-pane double open door leads into the Lounge via three steps down.



**Sitting Room:**

23'7" x 13'2" (7.20 x 4.03)

Three uPvc double glazed windows to front, two to the rear and traditional stone window to side with deep sill. Cornish stone feature fireplace with cast iron wood burner within. Exposed ceiling beams adding character and charm.

From the Hallway, a wooden staircase leads upto the

**First Floor Landing:**

Wooden boarded floor. Traditional and ornate wooden window into a bedroom. Beams in uprights. Access to loft. Doors off

**Bedroom:**

15'3" x 10'11" (4.66 x 3.34)

uPVC double glazed window to front. Beamed ceiling. Built-in cupboard.

**Shower Room:**

Obscure uPVC double glazed window to front. Fully tiled walk-in shower enclosure with Mira electric shower. Vanity wash hand basin with cupboards under and to one side. Low level WC. Chrome ladder effect radiator. Solar inverter.

**Bedroom:**

11'11" 8'6" max (3.65 2.60 max)

uPVC double glazed window to front. Inset beams to walls and ceiling.

**Bedroom:**

15'11" x 8'0" (4.86 x 2.46)

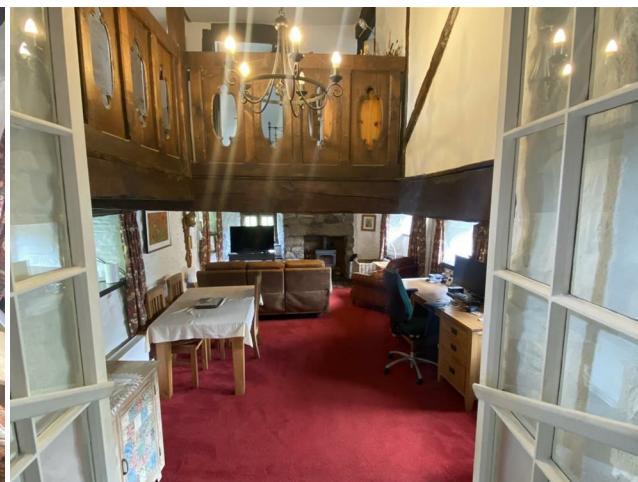
uPVC double glazed window overlooking the rear garden. Access to loft.

A few wide steps and a charming arched door lead from the original landing to a striking galleried landing overlooking the sitting room below. This delightful feature not only adds character but also provides access to the Principal bedroom and bathroom

**Principal Bedroom:**

12'8" plus recess x 12'2" (3.88 plus recess x 3.73)

uPVC double glazed window to front and traditional window to side. Exposed A-frame beams, a collection of fitted wardrobes, and a sense of space and character that makes it a true retreat.





Treovis, Upton Cross, Liskeard, PL14 5BQ

### Bathroom:

36'1"32'9" x 22'11"29'6" (11'10 x 7'9)

uPVC double glazed window to front. Double ended free standing bath with central taps and shower attachment. Pedestal wash hand basin. Low level WC. Wooden floorboards. Featuring exposed ceiling beams and vertical supports, enhancing the room's character and period appeal.

### Outside:

The property is approached via a quiet parish road, with two parking spaces at the front and access to a charming walled garden. To the rear, a re-landscaped garden offers a low-maintenance, enjoyable outdoor space, complete with a bespoke brick-built BBQ—perfect for outdoor dining and entertaining.

Just 50 yards from the cottage, down a single-track private lane, lies an off-lying parcel of land featuring a gate providing further parking and access to a versatile double garage/workshop. Planning permission to convert this space is currently pending, presenting an exciting opportunity for future development.

Set within approximately 0.25 acres, the land includes mature trees, natural hedge boundaries, and an expanse of lawn, along with a productive polytunnel—offering great potential for creative, productive, or recreational use.

### Material Information:

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: A

Electricity supply: Mains electricity

Solar Panels: Yes





Other electricity sources: Generation Scheme & Tesla battery  
Solar divertor for hot water

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Oil-powered central heating is installed.

Heating features: Double glazing, Wood burner, and Air source heat pump

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No



Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



# Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Launceston  
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GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.

1ST FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2159 sq.ft. (200.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	