



Higher Tremar

Nr Liskeard

PL14 5HP

Asking Price £225,000

- Charming detached cottage nestled in a peaceful and secluded position
- Two bedrooms, family bathroom with shower and separate WC
- Characterful sitting room featuring a granite fireplace and wood-burning stove
- Bright and versatile conservatory/sun lounge overlooking the gardens
- Farmhouse-style galley kitchen fitted with a range of pine units
 - Flexible study, ideal as a home office or occasional ground floor bedroom
- Beautifully established, sunny gardens with a powered workshop and useful storage
- A hidden gem situated within an unspoilt rural hamlet on the edge of Bodmin Moor
- Scan QR Code For Material Information



 **Millerson**
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - B

Floor Area 956.00 sq ft



2



1



1



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Patterned glass uPVC glazed door to

Entrance Porch:

8'0" x 4'10" (2.452 x 1.482)

Glazed window to side. A glazed internal door provides access to the dining room/study.

Dining Room/Study:

11'4" x 7'1" (3.463 x 2.184)

A flexible room, benefiting from a double glazed window to front and a Velux roof window that fills the space with natural light. Night storage heater. Door to

Living Room:

15'1" max x 13'4" (4.603 max x 4.083)

An inviting and characterful reception room featuring two double glazed wooden front-facing sash windows, exposed timber ceiling beams and a staircase rising to the first floor. Doors lead to both the kitchen and conservatory/sun lounge. A striking exposed stone fireplace with granite lintels, slate hearth and inset wood-burning stove creates an attractive focal point.

Kitchen:

13'9" x 8'2" (4.198 x 2.491)

Fitted with wood-effect flooring, exposed timber ceiling beams and two side-facing windows. The farmhouse-style kitchen comprises a range of matching pine base, wall and drawer units with roll-edged work surfaces, tiled splashbacks and an inset single-drainer stainless steel sink with mixer tap. There is space and plumbing for a range of appliances, including a cooker with extractor canopy, under-counter fridge, freezer and washing machine. The kitchen flows seamlessly into the conservatory with uPVC door and side window.

Bathroom:

7'2" x 6'4" (2.209 x 1.941)

Obscure uPVC double glazed window to rear. Well-appointed with tile-effect flooring and ceiling downlights. The white suite includes a panelled bath with tiled surrounds, electric Triton shower, together with a matching pedestal wash hand basin. Chrome ladder effect radiator. Door to

WC:

Separate cloakroom accessed from the bathroom, fitted with a low level WC. Obscure uPVC double glazed window to rear.

From the Kitchen, into

Conservatory:

21'3" x 7'9" (6.498 x 2.369)

A bright and versatile addition to the home, providing an excellent family or garden room with tile-effect laminate flooring. French doors open to the side, while a further door gives direct access to the rear garden, allowing the space to enjoy sunlight throughout the day.

From the Living Room, stairs lead up to the First Floor Landing, doors off

Bedroom Two:

10'6" x 5'9" (3.201 x 1.777)

Wooden double glazed window to front. Electric radiator. Ideal as a guest room, nursery or home office.

Principal Bedroom:

13'4" x 7'11" (4.077 x 2.417)

Wooden double glazed window to front. Recessed storage incorporating hanging rail and shelving. Also houses the hot water cylinder. Night storage heater.

Outside:

The property is approached via a stone-chipped driveway providing off-road parking, bordered by a verge with attractive granite features. A timber gate and gently sloping wooden steps lead to the main entrance.

To the rear, a gravel pathway runs alongside the property with additional lawned areas, mature shrubs, rose bushes and rockery planting. The principal garden is fully enclosed by traditional stone walling, hedge banks and fencing, with the added benefit of independent gated access from the front.

Designed to make the most of its sunny aspect, the garden enjoys excellent privacy and offers an attractive mix of lawn, well-stocked flower beds, raised vegetable planters and an array of mature plants providing year-round colour. Additional outside storage is provided by a metal and timber shed, alongside a useful timber workshop with power connected. Overall, the garden is a wonderful suntrap, enjoying sunshine from morning through to the evening and creating an ideal setting for outdoor entertaining and family living.

Material Information:

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: F

The building

Detached house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE good

Parking: Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions



Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL353498):
 - The Transfer dated 14 June 2019 contains restrictive covenants. These are rules that prevent the owner from doing certain things with the land. The specific details are kept in a separate document held by the Land Registry.
 - There are rules regarding 'light and air', which usually mean the owner cannot build something that blocks a neighbour's natural light or airflow.
 - There are specific rules regarding boundary structures, such as fences or walls, which the owner must follow.
 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.



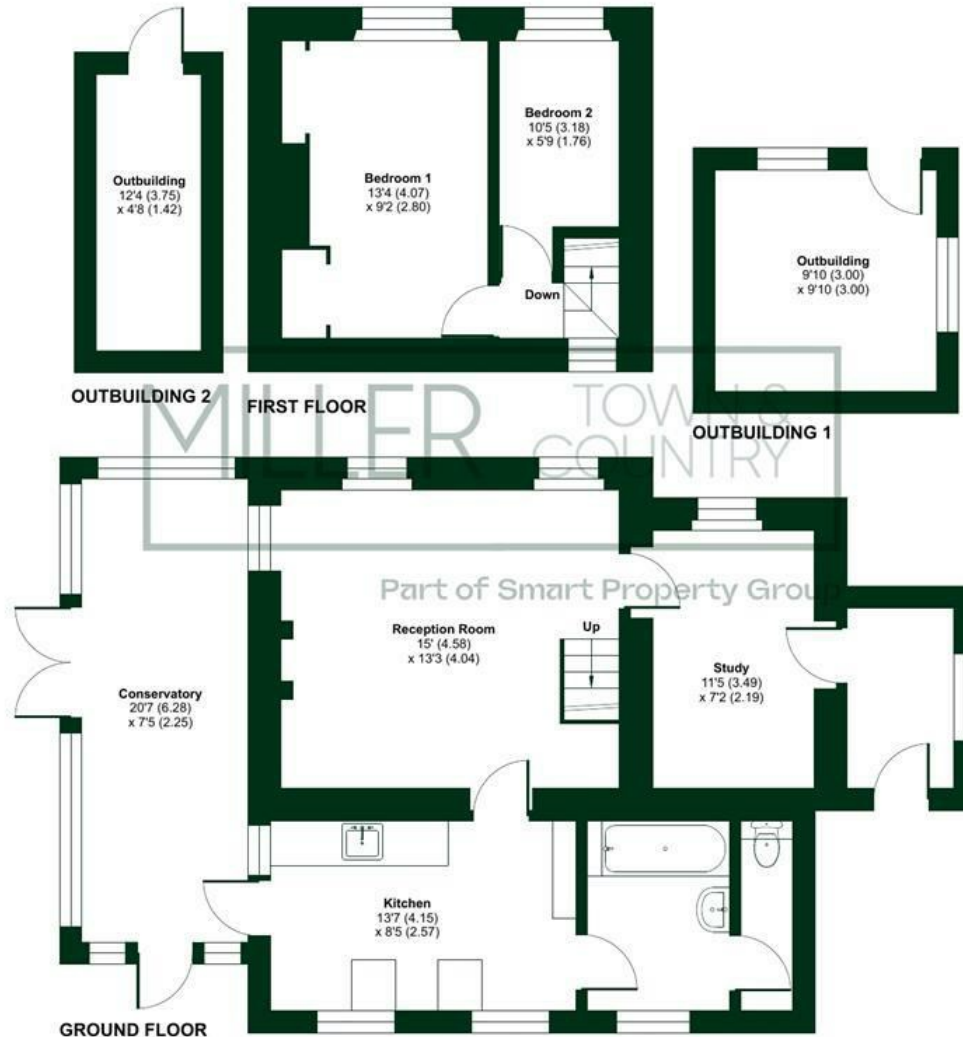
Higher Tremar, Liskeard, PL14

Approximate Area = 956 sq ft / 88.8 sq m

Outbuildings = 154 sq ft / 14.3 sq m

Total = 1110 sq ft / 103.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2026. Produced for Smart Estate Agent Limited. REF: 1492690

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Material Information



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

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