



Lower Tremadart Mill,
Liskeard,
PL14 4QB
£1,150 pcm



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this four bedroom Mill conversion located in a rural location and offering an entrance hall, ground-floor bedroom one and two both with en-suite shower rooms, to the first floor there is a lounge/dining room, kitchen/breakfast room, to the second floor landing there is bedroom three, bedroom four and a family bathroom, double glazed windows/doors, oil fired central heating, parking for two cars, garden, no sewage/water charges as has its own spring water supply

ENTRANCE HALL

11' x 7' 9" (3.35m x 2.36m) The property can be approached via a double glazed stable door offering access to the entrance hall. Stairs with spindle-turn balustrade offers access to the first-floor landing, cloaks hanging space, wall-mounted light point, wall-mounted radiator

GROUND-FLOOR BEDROOM ONE

14' 4" x 14' (4.37m x 4.27m) From the entrance hall door offers access to ground-floor bedroom one. Front aspect double glazed feature window, wall-mounted radiator, telephone point, beams to ceiling, ceiling-mounted downlights.

Door offers access to the en-suite shower room with tiled floor, matching suite comprising of low-level



WC, wash hand basin, shower cubicle with shower controls and attachments, tiled walls from floor to ceiling height in a matching design, mirror fronted medicine cabinet, ceiling-mounted extractor fan, ceiling-mounted light point

GROUND-FLOOR BEDROOM TWO

12' 5" x 10' 9" (3.78m x 3.28m) From the entrance hall, door offers access to ground-floor bedroom two. Front aspect double glazed window, wall-mounted radiator, shelf storage space, built-in single and double door cupboard space, ceiling-mounted in-set downlights, telephone point.



Door offers access to en-suite shower room with tiled floor, matching suite comprising of low-level WC, wash hand basin, shower cubicle with shower controls and attachments, tiled walls from floor to ceiling height in a matching design, wall-mounted medicine cabinet, ceiling-mounted extractor fan, ceiling-mounted light point

FIRST AND SECOND FLOOR LANDING

First -floor landing with spindle balustrade feature and staircase and further spindle balustrade feature staircase leading to the second-floor landing. From the first-floor landing, door offers access to cupboard space offering shelf storage, access to consumer unit, factory lagged hot water tank



LOUNGE/DINING ROOM

15' 2" x 14' 5" (4.62m x 4.39m) From the first-floor landing, door offers access to the lounge/dining room. Front aspect double glazed window with wide slate sill, wall-mounted radiator, wall-mounted telephone point, further wall-mounted radiator, TV aerial connection lead, wall-mounted light points, feature granite fireplace with slate hearth not in use, beams to ceiling, double glazed patio style doors offer access to a veranda seating area with railing feature overlooking pond and countryside

KITCHEN/BREAKFAST ROOM

14' 8" x 11' 9" (4.47m x 3.58m) From the first-floor landing, door offers access to the kitchen/breakfast room. Front and side aspect double glazed windows with slate and tiled sills, tiled floor, roll edge work surfaces incorporating matching low-level and eye-level units with under unit lighting offering cupboard and drawer space, single bowl/drainer stainless steel sink unit with mixer tap, built-in Stoves single oven, built-in four ring hob, Hoover stainless steel cooker hood with fan/light over, space/plumbing for washing machine, space/plumbing for dishwasher, space for fridge-freezer, further display cabinet complementing kitchen units, ceiling-mounted lights





SECOND FLOOR LANDING WITH DOUBLE GLAZED WINDOW, CEILING-MOUNTED INSET DOWNLIGHTS, AND SHELF STORAGE

BEDROOM THREE

13' 6" x 12' 1" (4.11m x 3.68m) From the second-floor landing, door offers access to bedroom three. Front aspect double glazed window, wall-mounted radiator, dark wood beam feature, double door wardrobe, wall-mounted light points

BEDROOM FOUR

13' 6" x 11' 3" (4.11m x 3.43m) From the second-floor landing, door offers access to bedroom four. Front aspect double glazed window, wall-mounted radiator, wall-mounted light points, double door wardrobe



FAMILY BATHROOM

From the second-floor landing, door offers access to the family bathroom. Tiled floor, matching suite comprising of panel enclosed bath with shower attachment, pedestal wash hand basin, low-level WC, mirror fronted medicine cabinet, tiled walls in a matching design from floor to ceiling height, ceiling-mounted inset lights, ceiling-mounted extractor fan

OUTSIDE SPACE

Driveway offering off-road parking for two vehicles, stepway offers access to the garden, which is laid to lawn, timber panel fence to boundary, outside light point, further level storage space

VIEWINGS ARE HIGHLY RECOMMENDED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		