



Trehurst,  
Menheniot, Liskeard

LODGE & THOMAS  
ESTABLISHED 1892

Trehurst, Menheniot, Liskeard, Cornwall PL14 3RQ

Guide Price - £695,000    Freehold

- 3/4 bedroom detached character cottage
- Attached double garage
- Approx. 4 acres of gardens and paddock
- 3 block built stables with tack room and hay store
- 40m x 30m sand school
- Glorious countryside surroundings

*Enjoying an absolutely wonderful yet accessible setting, a beautiful detached cottage boasting almost 4 acres, comprising gardens, paddock, full sized sand school and 3 box stable. For sale with vacant possession.*





## The Property

A traditional detached cottage that over time has been extended and improved to provide flexible family accommodation, warmed by oil fired central heating, complemented by UPVC double glazing. The property is generally well presented but there is scope for aesthetic updating and improvement to the accommodation which briefly comprises of an entrance porch, a 28ft lounge/living room with open fireplace, 22ft kitchen/diner with oak fronted kitchen cupboards and granite worktops, a separate utility room, a downstairs WC and a further reception room, which could easily be utilized as a fourth bedroom or as an office/study. On the first floor there are three generous bedrooms with oak doors, lovely countryside views and a huge bathroom with bath and separate shower cubicle.

Attached to the cottage is a double garage with two pairs of wooden doors, approached along a sweeping gravel driveway providing additional parking. The gardens feature an abundance of mature shrubs which extend to the front, side and rear, within which is a useful storage shed with original toilet! The property overlooks its gardens and the detached three box stable building. Beyond this is a paddock of around 3.6 acres within which is a 40m x 30m sand school.

**Agent's Note:** It should be noted that a small part of the property although owned by the current owner since 1992 is an un-registered Title. This can be addressed during the conveyancing process





**EPC E Council Tax Band E**

### **Services**

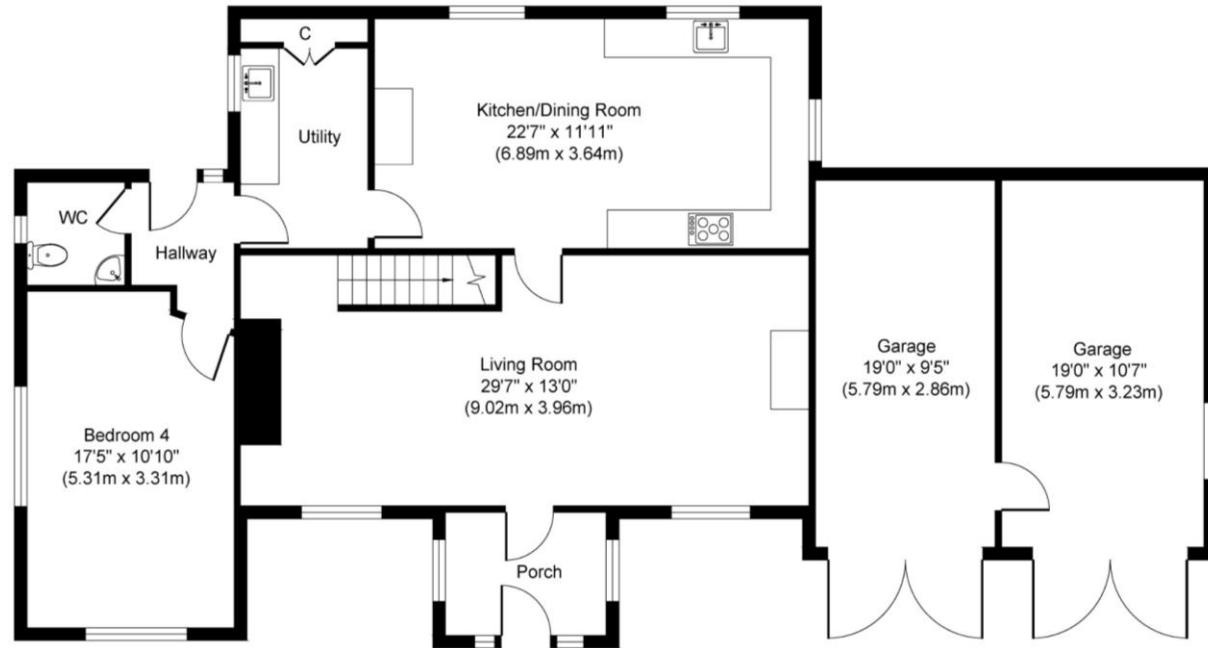
Mains electricity and water. Private drainage. Oil fired central heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### **Wayleaves, Easements & Rights of Way**

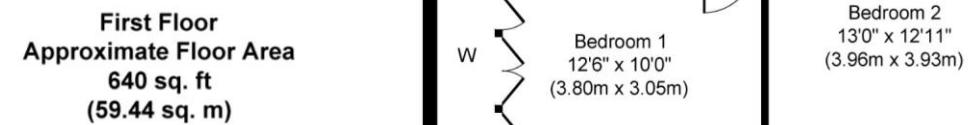
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### **Particulars & Plan**

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



**Ground Floor**  
**Approximate Floor Area**  
**1455 sq. ft**  
**(135.14 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**640 sq. ft**  
**(59.44 sq. m)**

## Location

Trehurst is a former farmstead located amidst rolling countryside. Whilst enjoying such wonderful rural environment it is by no means isolated. It is hidden away between the hamlets of Bethany and Doddycross, 2 and a half miles from the Trerulefoot roundabout and the A38. The village of Menheniot 2 miles away has a range of amenities which should cater for most daily requirements, these include Church, Chapel, respective village Primary School, a Post Office store, a local Inn and a Sports Club. The regional town of Liskeard is 4 miles away with a much wider range of shopping, health and recreational amenities together with a mainline Railway Station, connecting the major towns of Plymouth and Truro. This is an excellent location for commuting to Plymouth and all the major towns in the area.

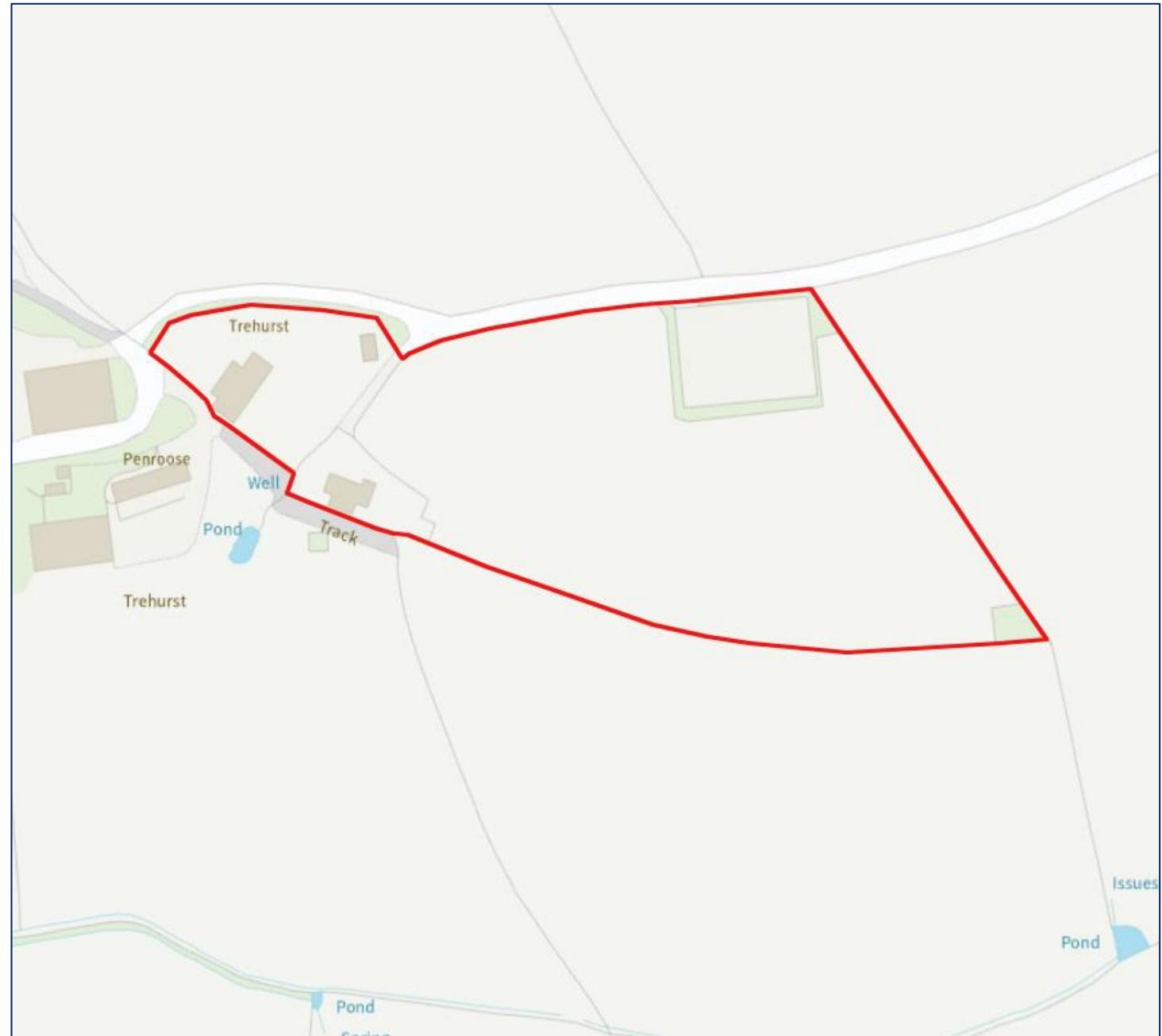
## Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From the Trerulefoot roundabout on the A38 head West past the filling station. Shortly after which bear right towards Bethany, Menheniot and Wheal Honey. Stay on this road through the hamlet of Bethany so far as Trequite Nursery on the right-hand side. Take the next left into the lane to Trehurst where the property for sale will be found a short way down on the left-hand side.

**what3words** //plans.tramps.commenced



**Not to scale. For indicative purposes only.**

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