KIVELLS

16 Allen Vale

Liskeard, Cornwall





16 Allen Vale

Liskeard, Cornwall, PL14 4HL

Guide Price: £325,000-£350,000

Detached three-bedroom bungalow in an elevated position

Spacious and well-proportioned living accommodation throughout

Within walking distance to many local amenities and public transport

Potential to increase the current living space STP

Off road parking and single garage



Description

Occupying an elevated position with far-reaching countryside views, this spacious three-bedroom detached bungalow offers versatile accommodation, generous outside space and exciting potential for further enhancement, all within walking distance of Liskeard town centre and public transport links.

The property enjoys a light and airy feel throughout, with well-proportioned living accommodation designed to make the most of its stunning outlook. The welcoming sitting room features a charming log burner, creating a cosy focal point for the home, while the dining room opens onto a balcony, providing the perfect spot to relax and take in the panoramic rural views.

There are three bedrooms, a well-appointed kitchen and family bathroom, with ample space throughout for modern family living or those seeking single-level accommodation. Beneath the main living accommodation is a substantial garage and utility area, offering excellent storage, workshop space or potential for further integration with the main home, subject to any necessary consents. The property's elevated design means it presents as a bungalow from the front, while the rear aspect reveals its commanding position and additional lower-level space.

Outside, the property benefits from driveway parking, garden areas and a wonderful setting that combines a peaceful outlook with everyday convenience. Liskeard town centre, local amenities and transport connections are all within easy reach.
Offering spacious accommodation, breathtaking views and scope to adapt or extend, including potential within the roof space subject to the necessary permissions, this is a rare opportunity to acquire a home in a highly desirable location.



Accommodation

Entrance via a composite door opening into:-

PORCH

Wooden door with obscure glazed panelling opening into:-

HALLWAY

Doors off to all ground floor rooms, access to attic via loft hatches, radiator, built in storage cupboards, coving to ceiling.

CLOAKROOM

Obscure uPVC double glazed window to the front elevation, low-level W.C, towel radiator, wash hand basin with mixer tap and vanity storage below, under counter space and plumbing for washing machine, tiled floor to ceiling.

LIVING ROOM

Dual aspect having uPVC double glazed windows to the side and rear elevations with far reaching countryside views, television point, woodburning stove with slate hearth, uPVC double glazed sliding doors to the side elevation, coving to ceiling, radiator.





Accommodation

BEDROOM

uPVC double glazed window to the rear elevation with far reaching countryside views, radiator, coving to ceiling.

SHOWER ROOM

Obscure uPVC double glazed window to the front elevation, walk in shower enclosure with mixer shower and glazed door, low-level W.C, wash hand basin with waterfall mixer tap and vanity storage below, towel radiator, tiled floor to ceiling with areas of marbled effect shower panels.

BEDROOM

uPVC double glazed window to the side elevation, coving to ceiling, radiator.

BEDROOM

uPVC double glazed window to the rear elevation with far reaching countryside views beyond, radiator, coving to ceiling.

DINING ROOM

uPVC double glazed sliding doors leading on to the rear balcony with far reaching countryside views, coving to ceiling, radiator.





Floor Plan

Approximate Total Area: 92.1 m2 | 992 ft2

Balconies & Terraces: 12.3 m2 | 132 ft2



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Approximate total area(1)

92.1 m²
992 ft²

Balconies and terraces

12.3 m²
132 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

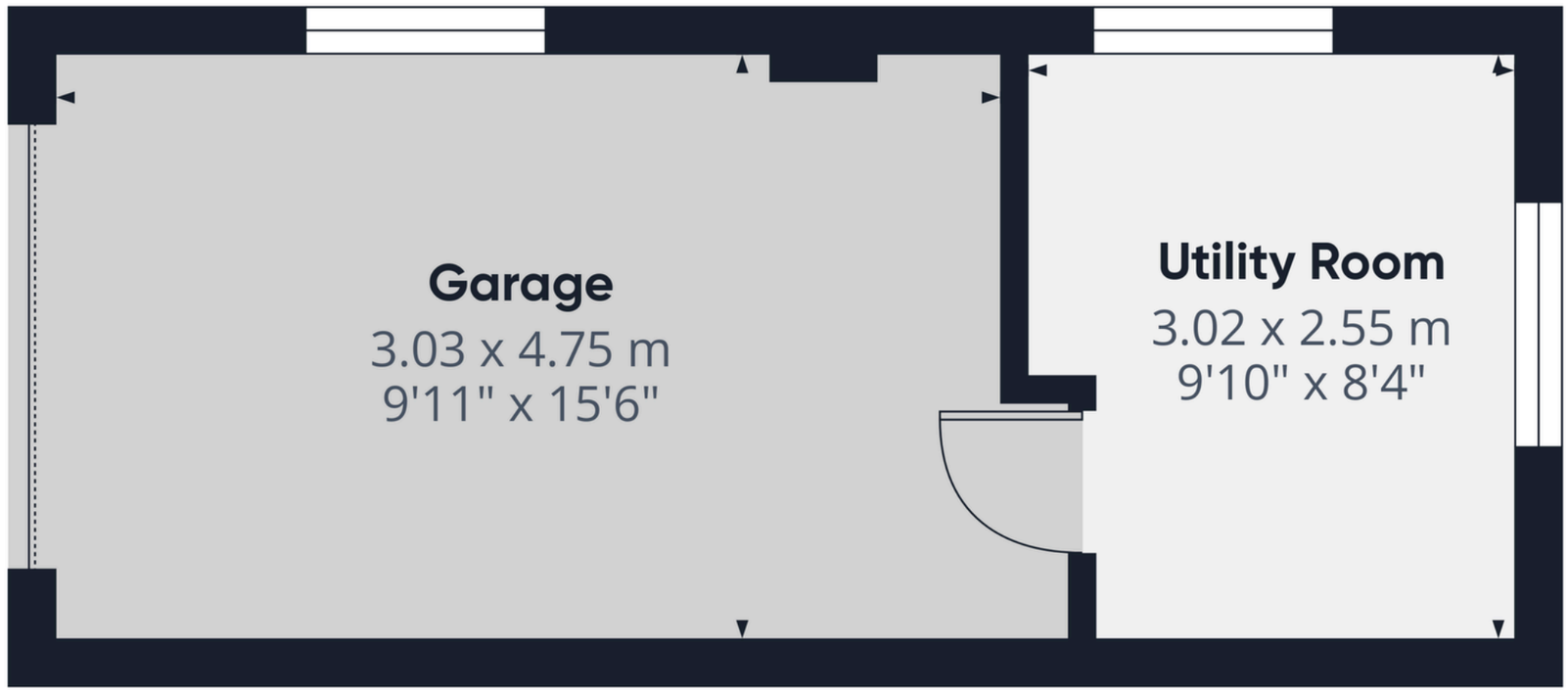
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Floor Plan

Approximate Total Area: 22.1 m2 | 237 ft2



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Approximate total area(1)

22.1 m²
237 ft²

(1) Excluding balconies and terraces

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Outside

The property is set within established and well-maintained gardens, enjoying an elevated position that enhances the far-reaching countryside views and provides an attractive approach to the home.

To the front, a pathway and steps lead through colourful planted borders, with an abundance of mature flowers, shrubs and trees creating a welcoming first impression and a high degree of privacy.

A generous driveway provides off-road parking for several vehicles and leads to the integral garage, offering further parking, storage or workshop space.

The gardens wrap around the property, with pathways providing access to all sides of the home. To the rear and side elevations, there is a combination of lawned and decked areas, creating ideal spaces for outdoor dining, entertaining or simply relaxing whilst enjoying the peaceful surroundings. The balcony, accessed from the dining room, takes full advantage of the elevated position and stunning countryside outlook, providing a wonderful spot to enjoy morning coffee or alfresco dining.

Garage
A spacious driveway provides off-road parking for several vehicles and leads to the integral garage situated beneath the property. The garage offers excellent storage and workshop potential, with additional utility space located alongside.





Additional Information

Useful Property Information

SERVICECS:

Mains | Water | Electric | Gas | Drainage

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: /// chills.flopping.reaction

EE RATING: C

COUNCIL TAX BAND: D



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