

Wesley Road, Pensilva

Guide Price £240,000

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CHAIN FREE - A charming two-bedroom end-of-terrace cottage on Wesley Road, Pensilva, full of character and period detail. Featuring a striking inglenook fireplace, farmhouse kitchen, generous garden, and a versatile garden barn ideal as a studio, gym, or home office.

THE PROPERTY

Known locally as "Pigsty Cottage", 4 Wesley Road is a delightful two-bedroom end-of-terrace home that offers an abundance of charm and character in equal measure. Presented in good order throughout, the property retains a wealth of original period features.

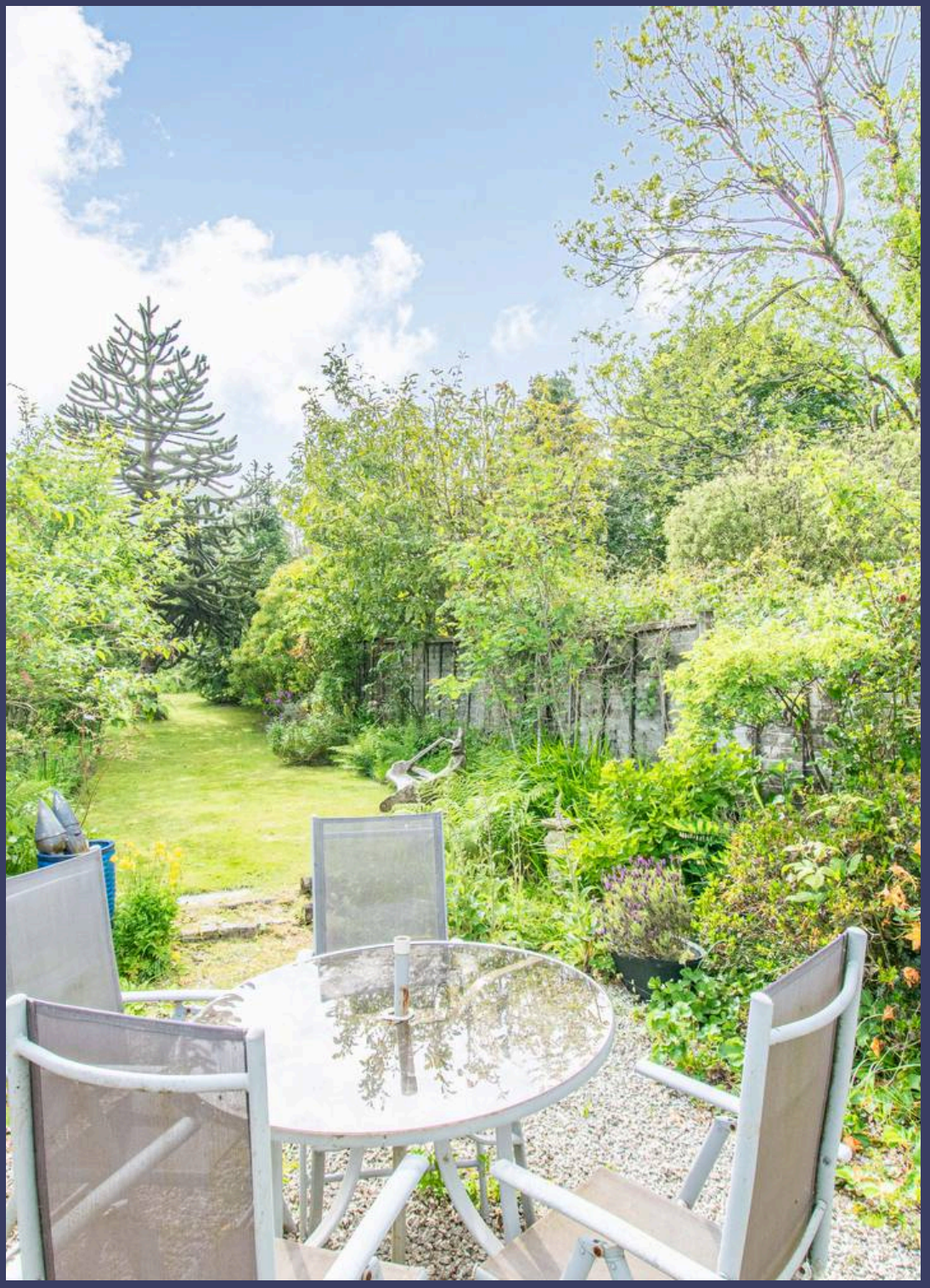
The lounge is a wonderful room, centred around a substantial inglenook fireplace with a hand-hewn oak beam and a cast-iron woodburning stove set into the original stone hearth, a truly stunning focal point. The room also features exposed ceiling beams, a traditional staircase with turned wooden balustrade, and dark slate flagstone flooring. Built-in cabinetry provides practical storage, and the space is both bright and welcoming.

The farmhouse-style kitchen is full of rustic appeal, with solid timber cabinetry, a traditional Belfast style sink, worktops, and an exposed stone wall that speaks to the property's age and heritage. An integrated electric oven and gas hob, washing machine, and a freestanding antique prep table all contribute to a kitchen that is as functional as it is characterful.

A well-appointed family bathroom completes the ground floor, fitted with a panelled bath with shower over, pedestal basin, WC and heated towel rail.

Upstairs, a bright landing with a feature wooden balustrade leads to two comfortable double bedrooms. The principal bedroom retains a decorative cast-iron fireplace surround and painted floorboards. The second bedroom benefits from stunning views across the garden.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: D
EPC Environmental Impact Rating: D









THE OUTSIDE

The property is approached via gravelled driveway at the front, where the cottage makes an immediate impression with its white-rendered façade, duck-egg blue front door, and granite window surrounds making it a picture-postcard Cornish cottage exterior. To the rear, the garden is a real highlight and considerably more generous than one might expect. A gravelled seating terrace leads directly from the kitchen, making it an ideal spot for outdoor dining, and is framed by raised planters and a rich variety of flowering shrubs. Beyond, a well-established lawned area extends the full length of the plot, flanked by mature ornamental trees, including a striking monkey puzzle tree, and planted cottage-garden borders.

A charming stone-built garden barn sits to one side of the rear garden and is currently used as a creative studio and workshop space. With exposed stone walls, roof windows, and a vaulted timber roof structure, the barn has considerable potential for conversion or alternative use, subject to the necessary consents. The property also benefits from a gated side access which is shared with number 5.

THE LOCATION

Pensilva is a well-regarded rural village set on the southern edge of Bodmin Moor in southeast Cornwall, offering a genuine sense of community and a peaceful way of life. The village itself provides a primary school, the versatile Millennium House, and a range of local amenities. The nearby market town of Liskeard, approximately four miles away, offers a wider selection of shops, supermarkets, schools, and a mainline railway station with direct connections to Plymouth, Exeter, and London Paddington. The beautiful Cornish coast, including the fishing villages of Looe and Polperro, is within easy driving distance, while the open moorland of Bodmin is virtually on the doorstep. Whether you are seeking a permanent home, a retreat from city life, or a property with genuine character, Wesley Road offers something truly special.

FAQs

Services - Mains gas, water, electricity, and drainage

Seller's position – Chain Free

Garden aspect – South West

Approx Gross Internal Area
79 sq m / 854 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft

First Floor
Approx 31 sq m / 332 sq ft

Outbuiding
Approx 13 sq m / 136 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • hello@parkesandpearn.co.uk • www.parkesandpearn.co.uk/