

Trevelmond

Offers Over £600,000

PARKES & PEARN

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A beautifully presented three-bedroom detached cottage with a stylish two-bedroom detached annexe, extensive gardens and countryside views. Full of charm, space and income potential, Sunnyside offers an idyllic Cornish lifestyle.

THE PROPERTY

Sunnyside is a home that instantly wraps you in warmth. Every room has been thoughtfully styled, blending rustic character with calm, contemporary finishes. The lounge is a cosy retreat with its feature woodburner, while the dining room and sun room create bright, sociable spaces with the latter flowing naturally towards the garden.

The kitchen is practical and charming, complemented by a separate utility and downstairs cloakroom.

Upstairs, the bedrooms are restful and beautifully finished, with exposed beams and plenty of natural light. The bathroom continues the theme with modern fittings and a serene, spa-like feel.

Across the home, the décor is cohesive and inviting with thoughtful lighting choices that give Sunnyside a sense of personality and comfort that is rare to find. It is a property that feels homely, loved, and ready to welcome its next chapter.

THE ANNEXE – THE OLD SAWMILL

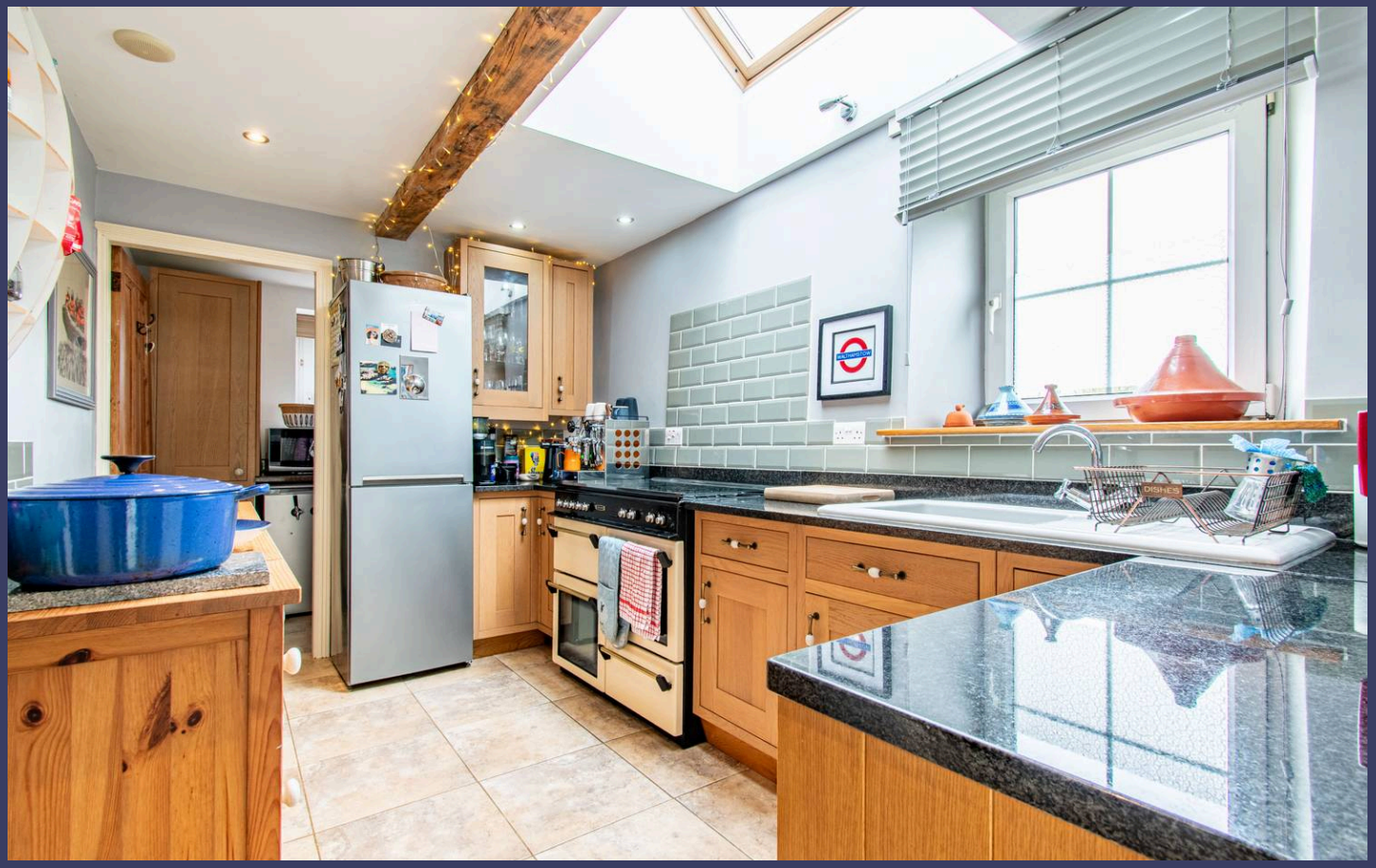
The two-bedroom detached self-contained annexe is a standout asset, stylish, spacious and entirely independent.

With its own kitchen, lounge-diner, ground-floor bedroom with en-suite, plus an additional bedroom and shower room upstairs, it is ideal for multi-generational living or continued holiday-let income.

Externally, the annexe offers it's own garden space for private enjoyment.

The award-winning Old Sawmill holiday cottage currently generates a healthy number of bookings each year, with forward bookings already in place. There is **clear scope to increase income further**, as the owners currently block out many peak and off-peak weeks for personal use, do not accept pets, and only offer Friday changeovers. Greater availability, pet-friendly stays and more flexible changeover days could all help boost occupancy and earning potential.









THE OUTSIDE

Sunnyside sits within generous, beautifully tended grounds that unfold into a series of inviting outdoor spaces. There are sweeping lawns, raised beds ready for planting, mature trees, shaped shrubs and peaceful corners for morning coffee or evening sunsets.

The outside offers multiple seating areas, from the paved patio with dining space to the fire-pit circle the garden is designed for living, not just looking.

A charming summer house offers a quiet escape, while sheds, workshops and storage buildings add practicality. The driveway provides ample parking, and the whole setting feels private, green and wonderfully established.

A spacious oak-framed workshop/garage with electric and running water, offers great flexibility for storage or workspace needs. The large double doors open fully, and there is enough room for a car to be driven into the left-hand side if required.

THE LOCATION

Trevelmond is a peaceful rural hamlet surrounded by rolling Cornish countryside, offering a calm, tucked-away feel while remaining surprisingly well-connected. Just a short drive away, Liskeard provides excellent everyday amenities along with superb transport links.

Liskeard's mainline station offers direct services to Plymouth, Truro, Penzance and fast connections to Exeter, Bristol and London Paddington, making travel and commuting refreshingly straightforward. The A38 is also close by, giving easy access across South East Cornwall and into Devon.

With Bodmin Moor moments away and the south coast's beaches and harbour towns within easy reach, Sunnyside enjoys a location that blends rural tranquillity with genuine convenience.

FAQs

Services - Mains electric, water and drainage.

Vendors plans – Purchasing on

Tenure - Freehold

Garden aspect - North East

Council Tax Band – D

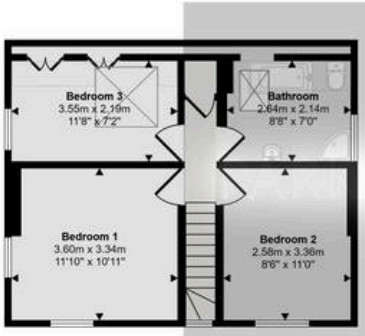
Under Anti-Money Laundering Regulations, Parkes and Pearn is legally

Approx Gross Internal Area
207 sq m / 2230 sq ft

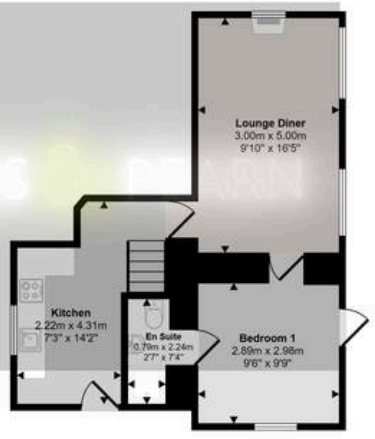


Ground Floor
Approx 69 sq m / 739 sq ft

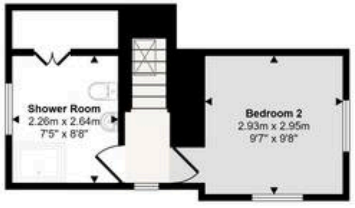
Denotes head height below 1.5m



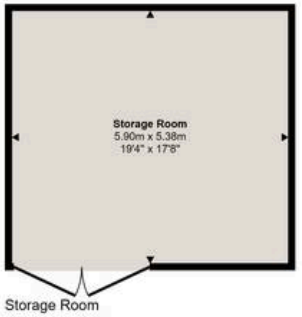
First Floor
Approx 43 sq m / 464 sq ft



Annexe Ground Floor
Approx 41 sq m / 440 sq ft



Annexe First Floor
Approx 23 sq m / 246 sq ft



Storage Room
Approx 32 sq m / 342 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/