

KIVELLS

Pennington
Heredsfoot, Cornwall





Pennington

Heredsfoot, Liskeard, Cornwall, PL14 4QX

Guide Price: £685,000

Spacious three bed detached house with two bed self-contained annex

Ideal for multi-generational living or holiday letting

Plentiful off-road parking and a detached garage

For sale with the benefit of having no onward chain

Generous gardens and outdoor space in a beautiful countryside setting



Description

Nestled in the peaceful village of Herodsfoot, this beautifully presented home offers a rare opportunity to enjoy countryside living in a truly tranquil setting. Surrounded by rolling scenery and enjoying a wonderfully quiet position, the property combines charm, privacy, and versatility in equal measure.

The main residence is thoughtfully arranged and filled with natural light, creating a warm and welcoming atmosphere throughout. Spacious living areas and well-proportioned bedrooms make it perfectly suited for both everyday family life and relaxing rural escapes.

A particular highlight of the property is the self-contained annex, offering flexible accommodation ideal for multi-generational living, guest accommodation, a holiday let opportunity, or a peaceful home office/studio space.

Outside, the gardens and surrounding grounds provide a serene retreat with plenty of space to unwind, entertain, and enjoy the calm surroundings. Whether enjoying morning coffee overlooking the countryside or listening to the sounds of nature in the evening, the setting offers exceptional peace and privacy.

Located within easy reach of Cornwall's coast and countryside, this is a wonderful opportunity to acquire a home that perfectly balances rural tranquillity with practical convenience.



Accommodation

Entrance via uPVC door with glazed panelling insets opening into:-

ENTRANCE:

uPVC double glazed window to the side elevation, coving to ceiling, stairs rising to:-

DINING AREA:

uPVC double glazed window and uPVC door with glazed panelling inset to the rear elevation, access to attic via loft hatch, radiator, built-in storage cupboards, uPVC double glazed window to the side elevation, coving to ceiling.

LIVING ROOM:

Triple aspect having uPVC double glazed windows to the side and front elevations and uPVC double glazed sliding doors opening onto side elevation, multi fuel burning stove with stone surround and slate mantle over, coving to ceiling, radiators.

BEDROOM:

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



Accommodation

KITCHEN:

uPVC double glazed window to the side elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for tumble dryer, integrated electric double oven, integrated four ring electric hob with extractor fan over, integrated fridge freezer, tiled splashback, coving to ceiling.

BATHROOM:

uPVC double glazed window to the rear elevation, low level W.C, pedestal wash hand basin with mixer tap over, corner bath with panel surround and mixer shower tap, electric mixer shower, tiled floor to ceiling throughout, radiator, coving to ceiling.

INNER HALLWAY:

uPVC double glazed windows to the rear elevation, radiator, stairs lowering to self-contained annex.

BEDROOM:

uPVC double glazed window to the front elevation, fitted wardrobes and drawers, radiator, coving to ceiling.

BEDROOM:

uPVC double glazed window to the front elevation, access to attic via loft hatch, radiator, coving to ceiling.



Annex Accommodation

Entrance via uPVC door with obscure glazed panelling inset opening into:-

ENTRANCE:

uPVC double glazed window to this side elevation, fitted base unit with square worktops over, stairs rising to first floor, radiator.

SHOWER ROOM:

Obscure uPVC double glazed window to the rear elevation, low-level W.C, wash hand basin with mixer tap and vanity storage below, double shower with mixer shower and glazed shower screen door, partially tiled throughout, chrome heated towel radiator.

KITCHEN:

uPVC double glazed window to the front elevation and uPVC door with obscure glazed panelling inset opening to the side elevation, a range of fitted wall and base units with square worktop surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, space for gas range cooker, extractor fan over, integrated washing machine, integrated slimline dishwasher, integrated fridge and freezer, tiled splashback, radiator, coving to ceiling.



Accommodation

LIVING ROOM:

uPVC door with glazed panelling insets opening onto the front elevation, feature fireplace with tiled surround and wooden mantle over, radiators.

FIRST FLOOR:

uPVC double glazed window to the rear elevation, built in storage cupboard, door leading to the main residence, coving to ceiling.

BEDROOM:

uPVC double glazed window to the front elevation, built-in wardrobe space, radiator, coving to ceiling.

BEDROOM:

Dual aspect with uPVC double glazed windows to both the front and side elevations, built-in wardrobe space, access to attic via loft hatch, radiators, coving to ceiling.

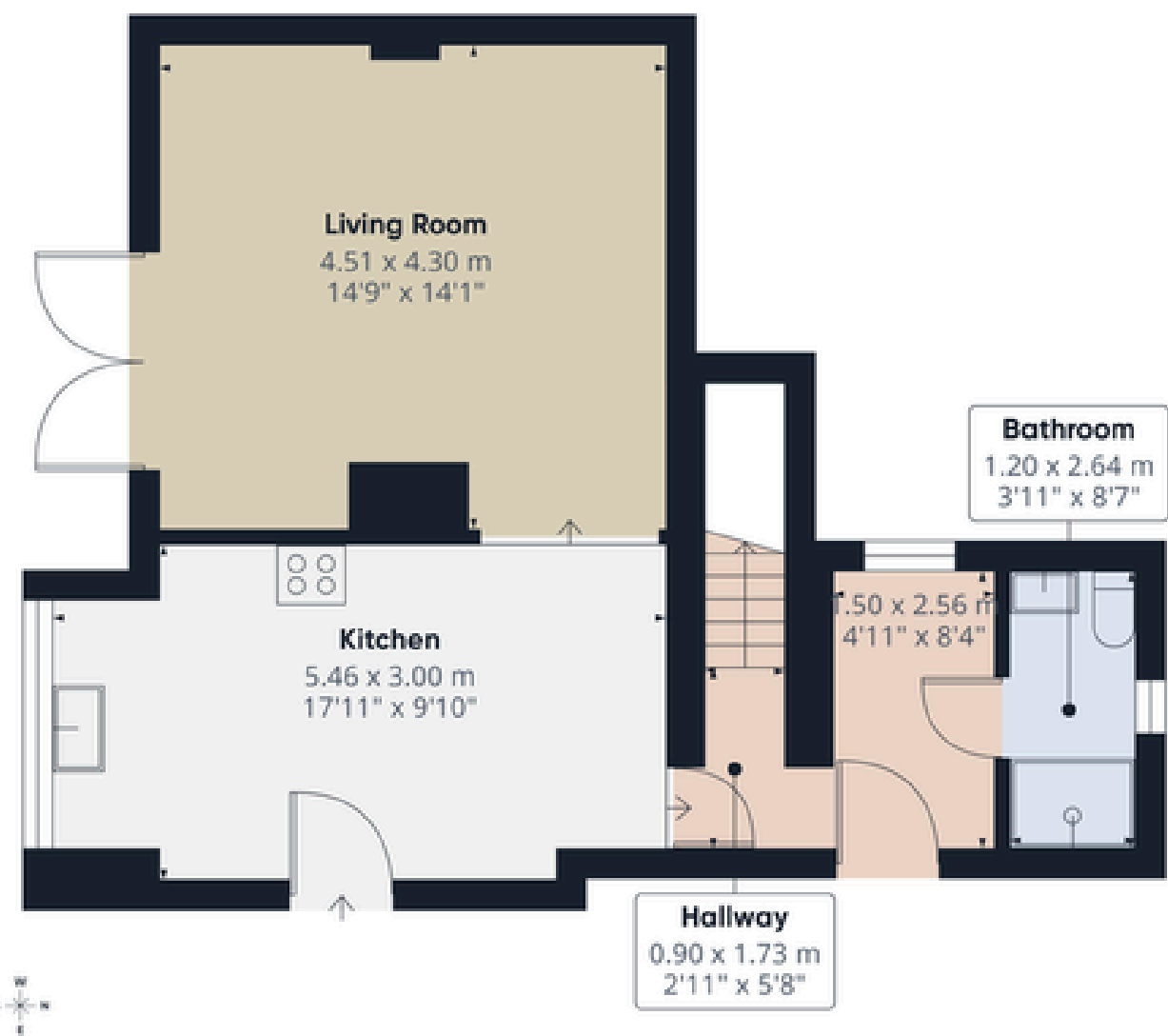
BATHROOM:

uPVC double glazed window to the side elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, bath with panel surround and mixer shower tap, electric mixer shower with glazed shower screen, chrome heated towel radiator, coving to ceiling.

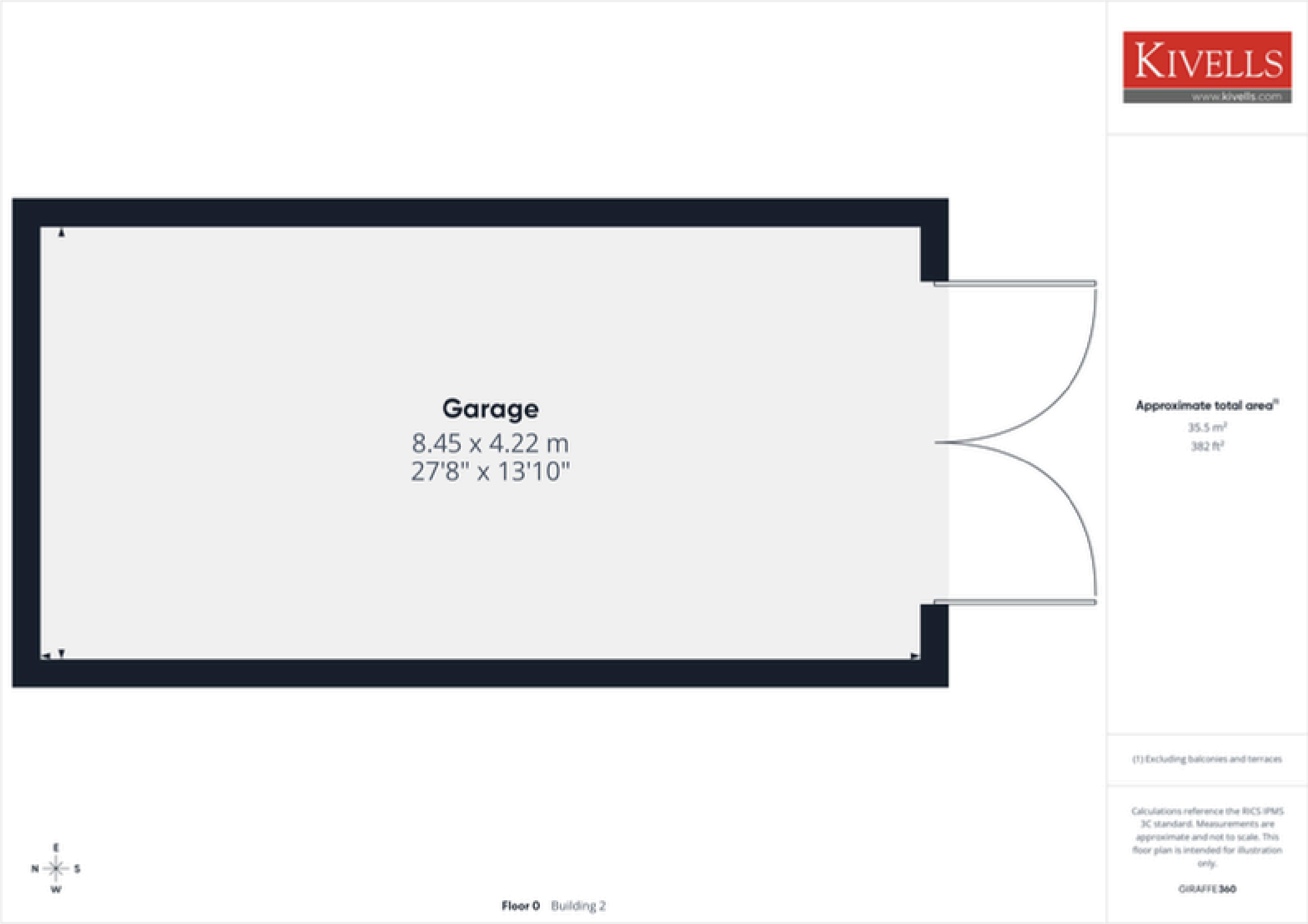


Floor Plan

Approximate Total Area: 187.8 m2 | 2022 ft2



Floor Plan



Land Plan



Outside

The property is approached via a tarmacadam driveway providing plentiful off-road parking for several vehicles, creating a welcoming arrival with ample space for family and guests alike.

The gardens beautifully surround the property, offering a wonderful sense of privacy and tranquility, with the majority laid to lawn and interspersed with an attractive variety of mature shrubs, trees, and established planting. Designed to make the most of the peaceful setting, the grounds provide a number of different areas to relax and enjoy the changing surroundings throughout the day.

A charming pond adds to the character of the gardens, while steps lead through the grounds to various seating areas, perfect for outdoor dining, entertaining, or simply unwinding in the calm countryside atmosphere.

For those with an interest in gardening or self-sufficiency, the property also benefits from a polytunnel and dedicated vegetable patch area, offering excellent potential for growing produce year-round. Altogether, the outside space creates a delightful and versatile environment that can be enjoyed in every season.

Pennington has the added benefit of a detached garage, perfect for additional parking or storage.



Additional Information

Useful Property Information

SERVICES:

Mains electricity, water, private drainage via septic tank. There are two heating systems; the main house is oil fired central heating, the integral annex is gas fired central heating via a Calor gas tank.

AGENTS NOTE:

A solar panel system is installed on the roof of the property, this is owned by the property and ownership will transfer with the sale. Further details will be provided during the conveyance.

DIRECTIONS:

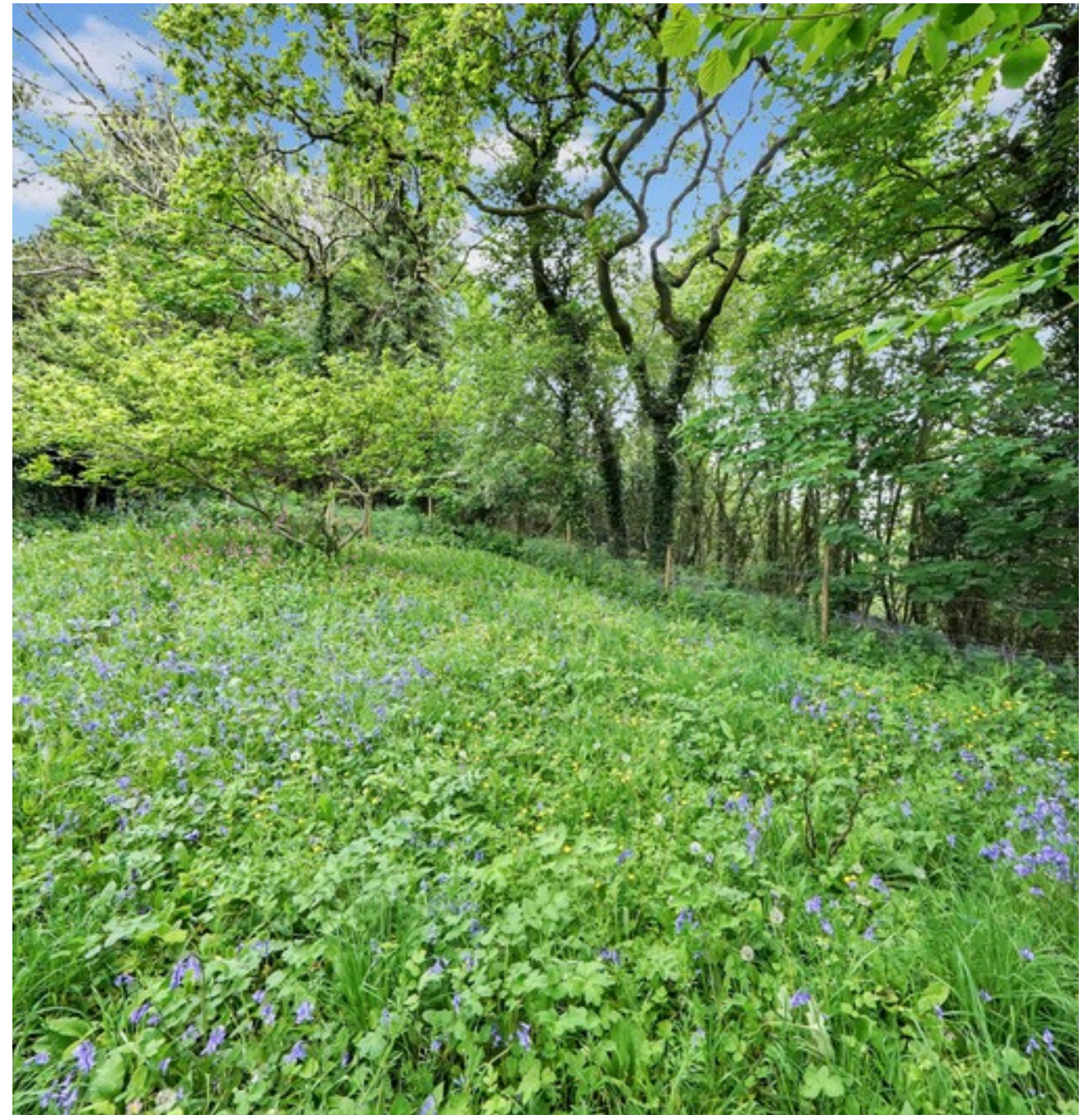
What3words: admire.swift.suits

EE RATING: C

COUNCIL TAX BAND: E

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