5 Church View

Menheniot, Liskeard, Cornwall, PL14 3RT

KIVELLS

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Menheniot, Liskeard, Cornwall, PL14 3RT

Auction Guide Price £125,000—£150,000

For sale by public auction on Wednesday 18th November 2026

Pre-registration is required for ALL bidders, No approved AML check means you will not be able to bid.

Three bedroom semi-detached cottage

Retaining many characterful features throughout

Ideal opportunity to modernise to your own taste

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Description

Nestled in the heart of the picturesque cornish village of Menheniot, with a range of local amenities, this charming three bedroom semi detached character cottage presents a rare opportunity for those seeking a home brimming with potential and period features.

The property offers a welcoming atmosphere from the moment you step inside, with slate flooring and a traditional fireplace providing a sense of warmth and timeless appeal. The ground floor comprises a spacious living area that is ideal for relaxing or entertaining, complemented by a kitchen and dining room that awaits your personal touch.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families, couples, or those in need of flexible home office space.

While the cottage would benefit from updating and modernisation, it retains many original features that could be enhanced to create a truly distinctive home.

Street parking is available to the front of the property, on a first come first service basis, for residents and visitors alike. A metal fenced small courtyard garden to the rear offers a spot for enjoying the fresh country air, dining al fresco, or cultivating plants and flowers.

Additionally, a useful stone store is located a short walk from the property (ideal for bicycles, gardening tools, or additional storage), further enhancing the practicality of this appealing home.

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Accommodation

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

Living Room
uPVC double glazed windows to the front elevation, multi fuel burning stove with slate flagstone hearth, feature clome oven and wooden mantle over, feature fireplace with stone surround and slate hearth, partial Flagstone flooring, built in storage cupboard, radiators.

Kitchen
uPVC double glazed windows to the rear elevation and uPVC door with obscure glazed panelling opening onto the rear elevation, fitted base units with roll top work surfaces over incorporating a 1 and a 1/2 bowl ceramic sink and drainer with mixer tap over, space and plumbing for washing machine, space for freestanding range cooker, space for freestanding fridge freezer, built in shelving, built-in storage cupboard, stairs rising to first floor, radiator.

First Floor
Doors off to first floor rooms.

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

Bedroom
uPVC double glazed window to the front elevation, radiator.

Bedroom
uPVC double glazed window to the rear elevation, radiator.

Bathroom
Obscure uPVC double glazed window to the rear elevation, low-level W.C, wash hand basin with individual taps, roll top bath with mixer shower tap, cream heated towel radiator, radiator.

Auction Venue & Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 18th November 2026 at 7pm.

Registration

Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved BEFORE THE DAY OF THE AUCTION.
It takes less than 5 minutes to complete. Please visit our website for more information:
www.kivells.com/bidder-registration
Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Stephens & Scown, Falcon House, Charles Street, Truro, TR1 2PH

Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

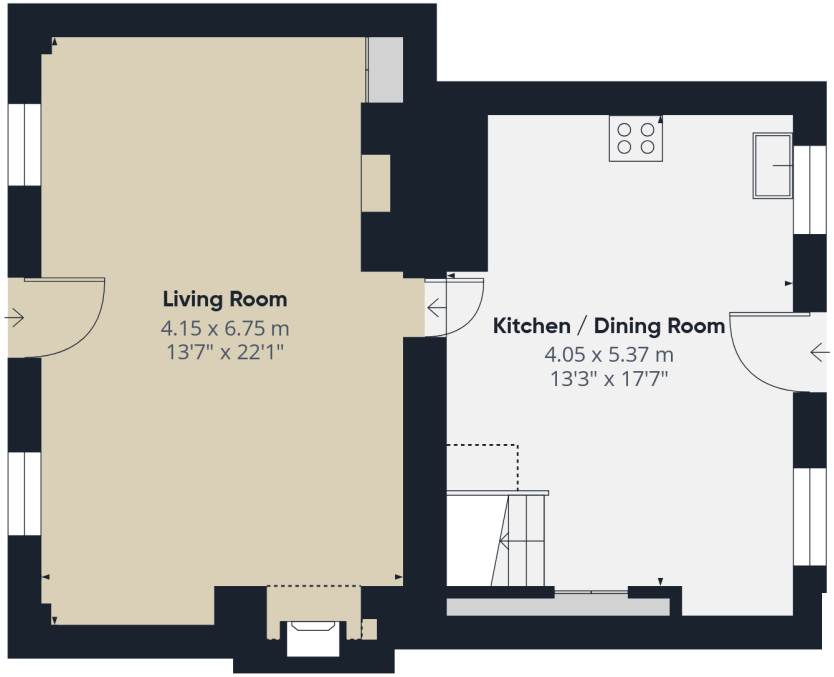
Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Floor Plan

Floor plan for identification purposes only, not to scale



Floor 0 Building 1

Approximate total area(1)

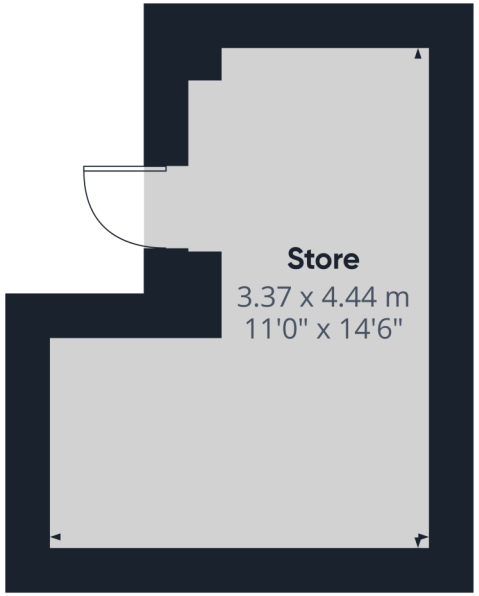
109.9 m²

1182 ft²

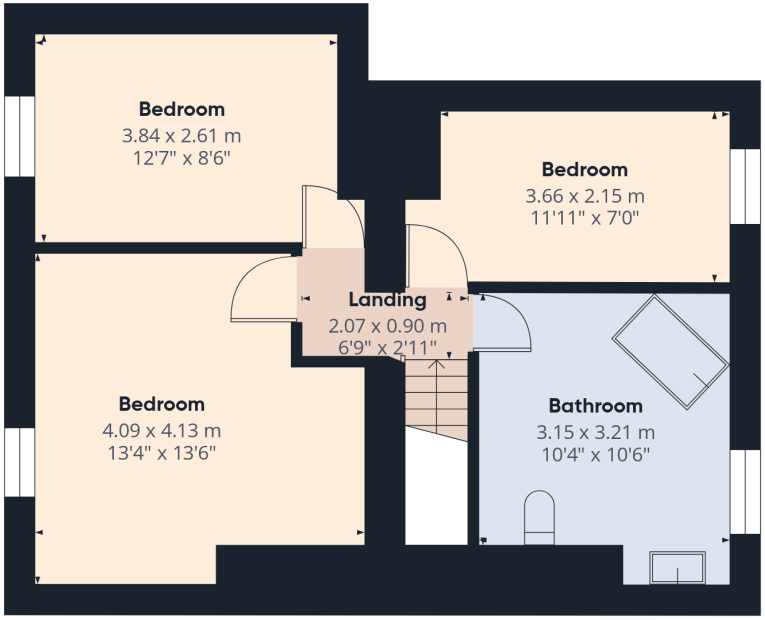
Reduced headroom

1.9 m²

20 ft²



Floor 0 Building 2



Floor 1 Building 1

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www.kivells.com

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Services

Mains water, electricity, gas and drainage.

EE Rating - C

Council Tax Band - B

Directions

What3Words – commented.text.fastening.

Virtual Tour

https://
tour.giraffe360.com/0182b729a98c41759ec2c47517f41991

Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website **www.kivells.com.**

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