KIVELLS

Timbers

East Taphouse, Liskeard, Cornwall



Timbers

East Taphouse, Liskeard, Cornwall, PL14 4NJ

Guide Price: £350,000

A spacious four bedroom detached property

Approximately 1.03 acres of land

Off road parking and double garage / workshop

Far reaching countryside views

Additional land available via separate negotiation

For sale with no onward chain



Description

Timbers is a spacious four-bedroom detached property situated within the rural village of East Taphouse, occupying a generous plot of approximately 1.01 acres.

In need of modernisation throughout, the property offers excellent potential for those looking to create a family home tailored to their own tastes and requirements. The generous accommodation, together with the surrounding grounds, provides plenty of scope for improvement.

Enjoying far-reaching countryside views from the rear elevation, Timbers benefits from a peaceful rural setting whilst offering a wealth of outside space.

The property is approached via a driveway, providing off-road parking for a couple of vehicles, together with a double garage/workshop which may offer potential for conversion into additional accommodation, subject to obtaining the necessary consents.

A particular feature of the property is the generous plot extending to approximately 1.03 acres, offering a fantastic opportunity for those seeking a home with substantial outside space. There is also the opportunity to purchase additional land by separate negotiation.

Timbers is offered to the market with the benefit of no onward chain, and an internal viewing is highly recommended to fully appreciate the accommodation, grounds and potential on offer.



Accommodation

Entrance via a timber door with single glazed panelling inset opening into:-

Entrance Hall
Timber double glazed window to the front elevation, stairs rising to the first floor with built in storage below, built-in storage cupboard.

Cloakroom
Obscure timber double glazed window to the side elevation, low level W.C, wash hand basin with individual taps and tiled splashback.

Utility
Dual aspect having timber single glazed windows to both the rear and side elevations, a range of fitted base units with a stainless steel sink and drainer with individual taps over, space and plumbing for washing machine and tumble dryer, built in storage cupboard, door into:-

Double Garage / Workshop
Timber single glazed windows to the front elevations, timber door leading to the side elevation, up and over doors, power and lighting throughout.

First Floor
Doors off to first floor rooms, timber double glazed window to the side elevation.

Living Room
Timber double glazed window to the side elevation, gas feature fireplace with timber mantle and slate hearth, coving to ceiling, radiator, aluminum sliding door leading into:-

Sunroom
Triple aspect having timber double glazed windows to the rear and side elevations with far reaching countryside views, timber double glazed double doors opening on to the decked area.







Accommodation

Hallway
Doors off to all further rooms, access to attic via loft hatch, radiator, storage heater, built in storage cupboard.

Bathroom
Obscure timber double glazed window to the rear elevation, bath with panelled surround with mixer shower tap over, pedestal wash hand basin with individual taps, low-level W.C, radiator, chrome heated towel radiator, partially tiled floor to ceiling.

Bedroom
Timber double glazed window to the rear elevation with far reaching countryside views, storage heater.

Bedroom
Timber double glazed window to the rear elevation with far reaching countryside views, storage heater, built in wardrobe.

Bedroom
Timber double glazed window to the front elevation, storage heater, wash hand basin with individual taps and tiled splashback and vanity storage below, built in wardrobes.

Bedroom
Timber double glazed window to the front elevation, wash hand basin with individual taps and tiled splashback with vanity storage below.

Dining Room
Timber double glazed windows to the front elevation, storage heater, coving to ceiling, gas feature fireplace with timber mantle and tiled hearth.

Kitchen
Timber double glazed window to the front elevation, a range of fitted wall and base units with rolltop work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, space for undercounter fridge freezer, space for freestanding cooker with extractor fan over, built in storage cupboard, coving to ceiling.







Land Plan

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Land App



Produced on Land App, Nov 21, 2026.
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20 m
Scale 1:790 (at A4)

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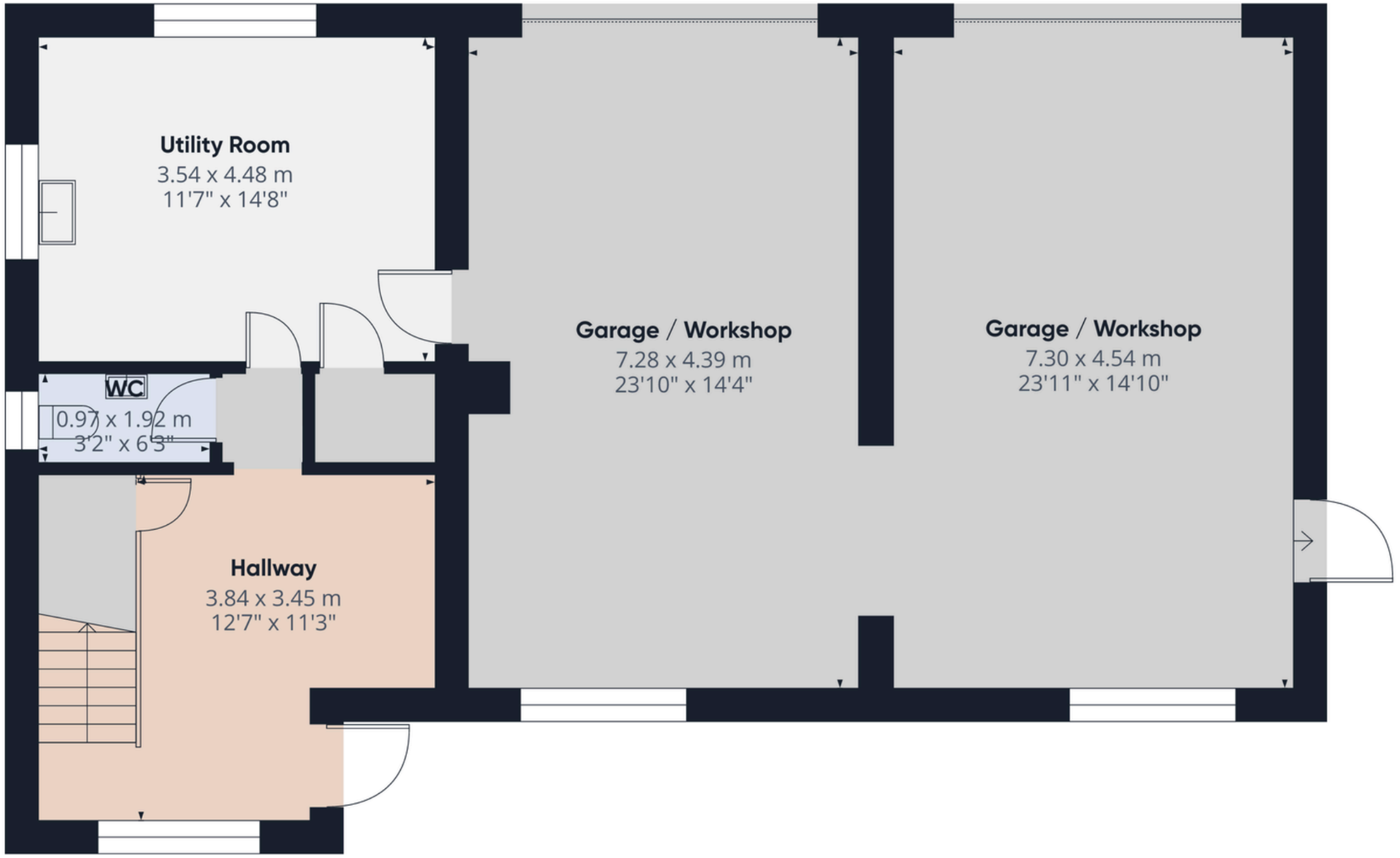
Floor Plan

See The Layout



Floor 0

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Approximate total area(1)

101.6 m²

1094 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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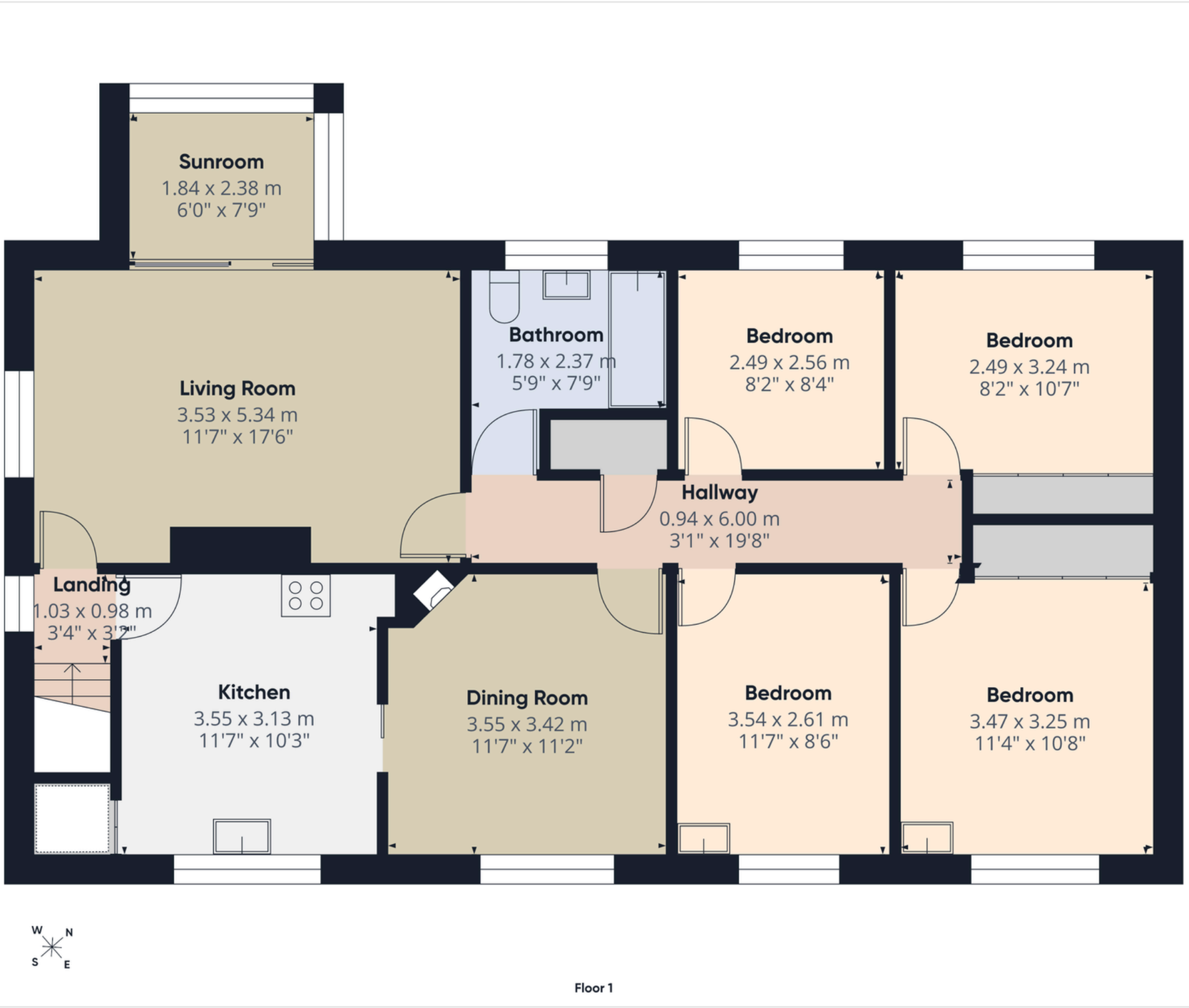
Floor Plan

See The Layout



Floor 1

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Approximate total area(1)

96.8 m²

1042 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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Outside

The property is approached via a driveway, leading to an area of off-road parking suitable for a couple of vehicles.

A double garage / workshop provides further parking or useful storage space, with potential for alternative uses, subject to the necessary consents.

To the front elevation is a low-maintenance garden area, whilst the extensive grounds to the rear provide a wonderful sense of space and enjoy views across the surrounding countryside.



Land

A generous area of land extending to approximately 1.03 acres, positioned to the rear of the property and accessed via wooden gates.

The land provides an excellent amount of outside space, offering a variety of potential uses for prospective purchasers to explore, subject to any necessary consents.

There is also an opportunity to purchase further adjoining land by separate negotiation. For additional information, please contact our Liskeard office.



Additional Information

Useful Property Information

SERVICES:

Mains electric, water and drainage.

VIEWINGS:

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

Virtual Tour:-
https://tour.giraffe360.com/b022a875999f496e9c4b9fcbfe4fa952

DIRECTIONS:

What3words: /// camp.polo.measuring

EE RATING: D

COUNCIL TAX BAND: C



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7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE
01579 345543 | liskeard@kivells.com | kivells.com