



1 Fore Street, St. Cleer

Guide Price £230,000

PARKES & PEARN

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THE PROPERTY

Buyers seeking a quaint, well-presented 3-bedroom rural cottage in a popular moorland village should look no further than this freshly decorated and delightful end-terraced home, offered with **no onward chain**.

The accommodation boasts a stylish fitted kitchen, a separate dining room, and a cosy lounge on the ground floor. Upstairs, the first floor includes 3 bedrooms, a generously sized family bathroom, and a utility area.

Period features throughout the home include charming beamed ceilings, exposed floorboards, wooden latch doors, and two imposing granite fireplaces, each housing wood burners in the reception rooms. When fully stoked, these provide an irresistibly cosy ambiance, especially on cold winter nights.

In addition, the property benefits from newly refreshed décor, uPVC double-glazed windows, electric heating, moorland views, off-road parking, and an enclosed rear garden.

THE OUTSIDE

The private rear garden features a raised deck with views towards the open moorland, offering a perfect spot to relax and enjoy the scenery. The garden is a manageable, low-maintenance blank canvas, ideal for children and pets.

At the front, there is off-road parking conveniently accessible directly from the main road into the village.

THE LOCATION

St Cleer is a popular moorland village with a range of amenities, including an Ofsted-rated Outstanding primary school, a Church of England church, The Market Public House, and a hairdresser. The village is also well-served by a regular bus route.

For outdoor enthusiasts, the area offers access to Bodmin Moor, a renowned destination for hiking and cycling. Nearby Siblyback Lake provides additional recreational opportunities, with a play park, water sports, scenic trails for walkers and cyclists, and a café that is a favorite among locals. The surrounding villages feature a variety of farm shops, pubs, cafés, and tea rooms, all within easy reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:





FAQS

Garden Aspect – Northeast

Tenure - Freehold

Services - Electricity, Water, and drainage.

Sat Nav Reference – PL14 5DA

Council Tax Band - C

Seller's Position - No onward chain

Agents Note: "We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website"

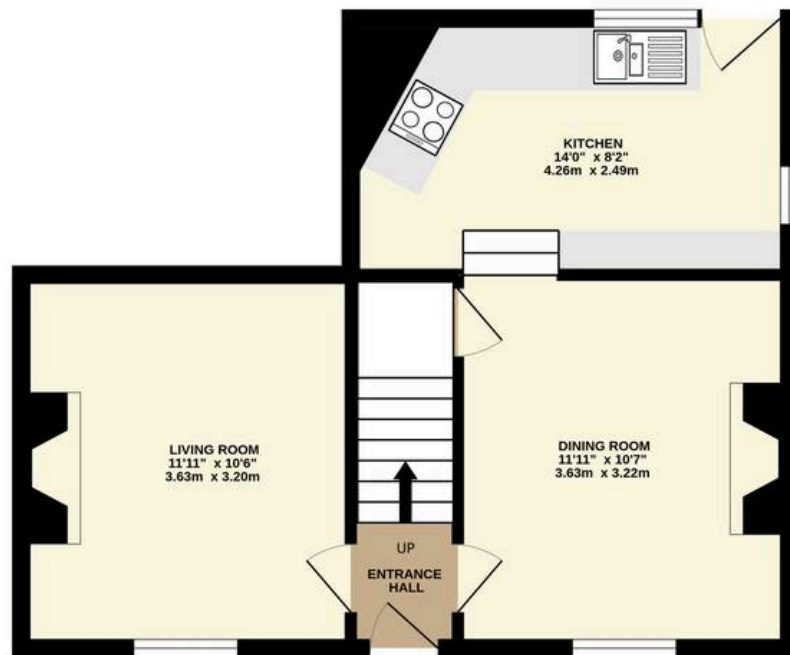
DIRECTIONS

From Liskeard take St Cleer Road (B3254). After approximately 1/2 a mile, bear left for St Cleer. Stay on this road until you cross a cattle grid. Passing St Cleer motors on the right-hand side, the cottage can be found on the same side a few yards further.

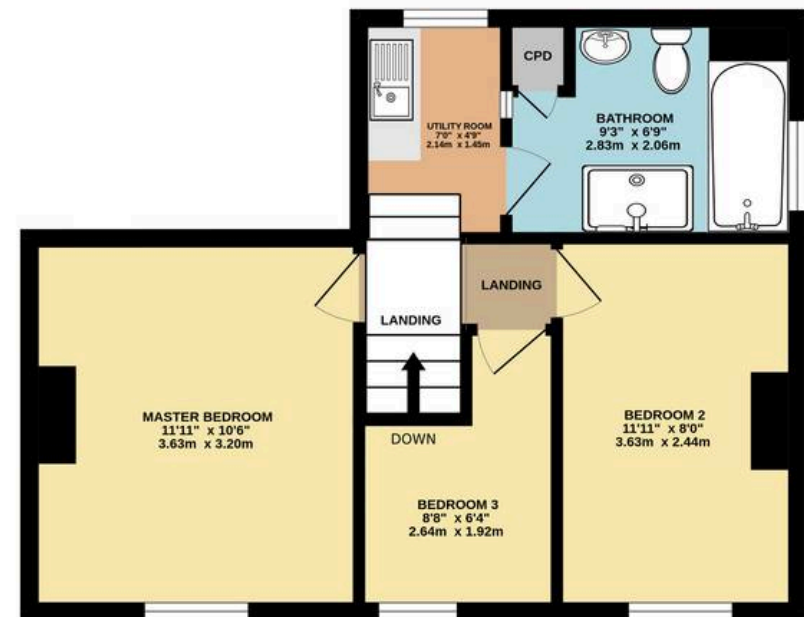
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GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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