



16 Baynes Close, St. Cleer

Offers Over £190,000

PARKES & PEARN

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THE PROPERTY

This charming three-bedroom village home offers a fantastic opportunity for first-time buyers or investors. With neutral décor throughout, it serves as a blank canvas ready for personalisation. The accommodation includes a spacious living room, a kitchen-diner, a conservatory, and a family bathroom. Additional features include oil-fired central heating and double glazing for comfort and efficiency.

THE OUTSIDE.

The principal garden at the rear of the property is a fully enclosed outdoor space, thoughtfully designed to be both child and dog-friendly. The garden is predominantly laid to lawn, providing ample room for play, relaxation, or outdoor activities. Additionally, it features a practical garden shed, ideal for storing tools, outdoor equipment, or seasonal items, ensuring the space remains tidy and functional. This versatile garden offers a safe and welcoming environment for families and pets alike to enjoy.

THE LOCATON

A popular moorland village that accommodates an Ofsted Outstanding rated primary school, St Cleer's amenities include a CoE Church, The Market Public House, Hairdressers as well as being on a regular bus route.

Liskeard is a thriving market town located only 7 miles from the South Coast of Cornwall with it's sandy beaches and within easy striking distance of Bodmin Moor. Providing everyday town centre facilities on the doorstep, Liskeard also benefits from having a retail park, supermarkets, leisure centre with swimming pool, squash and tennis courts, a community hospital and both primary and secondary schools.

A mainline railway station in walking distance of the town centre has branch lines to Plymouth and the nearby famous fishing port of Looe. Also the A38 dual carriageway is easily accessible with direct access into Devon and westbound further into Cornwall.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





FAQS

Tenure – Freehold

Garden Aspect - North west

Council Tax Band - A

Services - Mains electricity, water and drainage. Private heating - Oil.

Vendors position - No Onward chain

SatNav Reference – PL14 5SL

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"

Agents note - We advise potential buyers that part of this property has a flying freehold affecting the third bedroom. We recommend discussing this with your solicitor or lender before moving forward with any transaction.

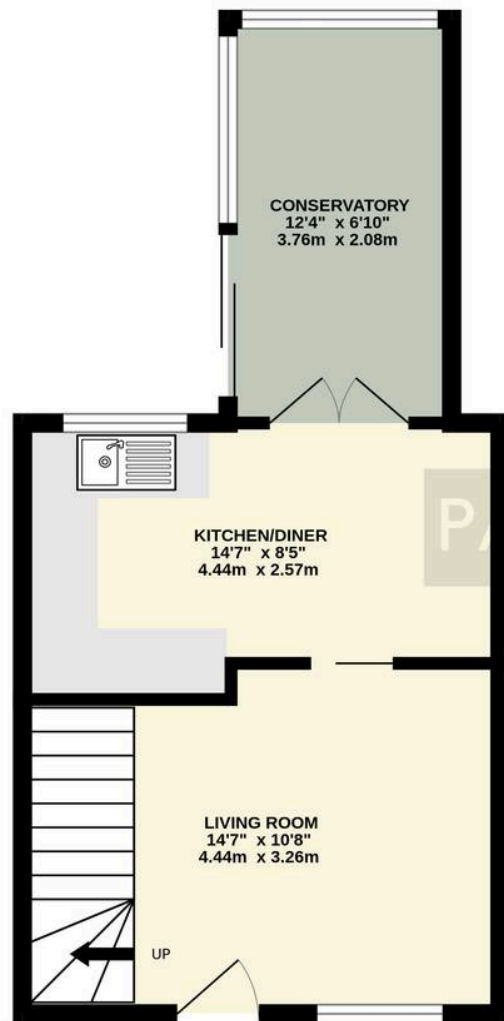
DIRECTIONS

From Liskeard take the 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 and proceed into the village. Take the right turn after the garage and after a short distance turn right again into Tremar Lane. The take the second left into Diggorys Field , then the first left into Baynes Close where the property can be found

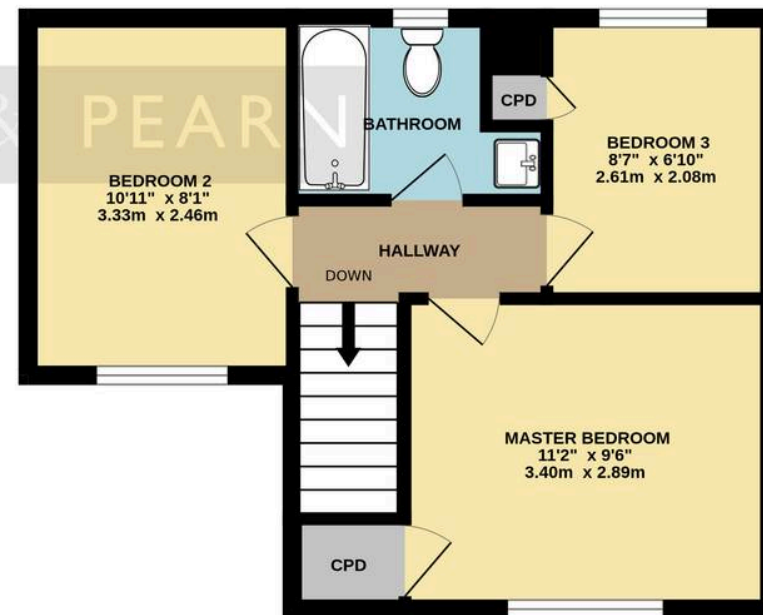
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GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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