

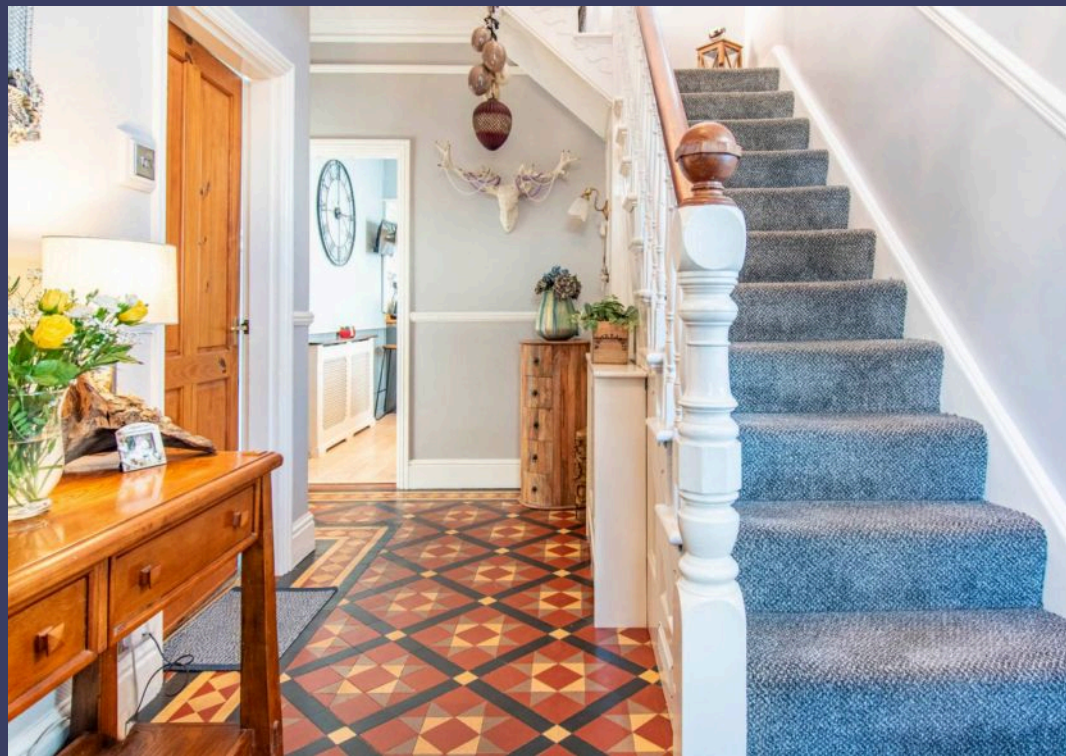


8 Barras Cross, Liskeard

In Excess of £350,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents



THE PROPERTY

An elegant and stylish four-bedroom semi-detached period home, conveniently located within walking distance of Liskeard town centre. This beautifully presented property features a welcoming entrance hallway, a comfortable lounge, and a versatile family or dining room. The bright conservatory complements the well-appointed kitchen diner, while a separate utility room and ground-floor cloakroom add practicality. Upstairs, the master bedroom benefits from an en-suite shower room, alongside a modern family bathroom. Additional features include gas central heating, double glazing, an enclosed rear garden, driveway parking, and a detached timber garage workshop.

THE OUTSIDE

The enclosed west-facing rear garden is perfect for al fresco dining and features a raised, covered deck area. Primarily laid to lawn, it is bordered by vibrant flowerbeds filled with a variety of plants, shrubs, and trees. A level patio area provides an ideal space for potted plants and trees. Additionally, there is driveway access to the side elevation, leading to a detached timber garage workshop.

THE LOCATION

Barras Cross is within walking distance to Liskeard town centre, Lux Park Leisure Centre and primary, secondary schools and popular dog walks nearby that lead out of the town and into more picturesque rural settings.

Located only 7 miles from the South Coast of Cornwall and within easy reach of Bodmin Moor. The town amenities include doctors, dentists, veterinary surgery, primary and secondary schools a retail park, supermarkets, a leisure centre with a swimming pool, squash and tennis courts, and a community hospital,

A mainline railway station within walking distance of the town centre has branch lines to Plymouth and the nearby famous fishing port of Looe. The A38 dual carriageway is easily accessible connecting the area to Devon and westbound further into Cornwall.



FAQS

Services - Mains gas, water, electricity and drainage

Vendors position - Buying on.

Satnav Reference - PL14 6BE

Council Tax Band - D

Garden aspect - West

Tenure - Freehold

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"

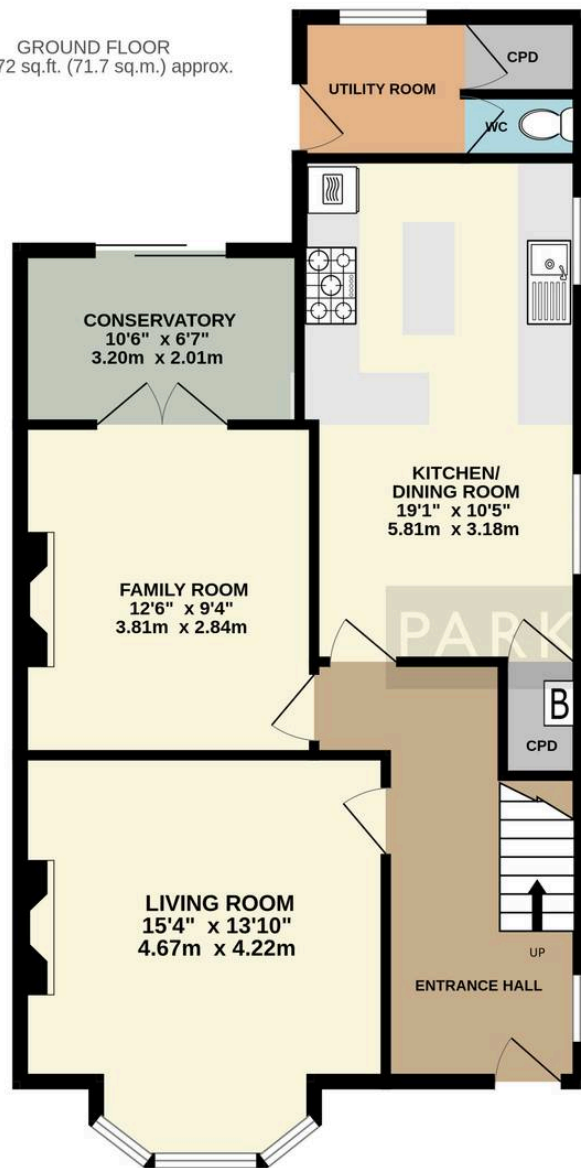
DIRECTIONS

From The Parade in Liskeard town centre proceed along Barras St (B3254) with Webbs House on the right. Turn left onto West St and turn immediately right into Barras Place and straight ahead into Barras Cross where the property van be found on your left.

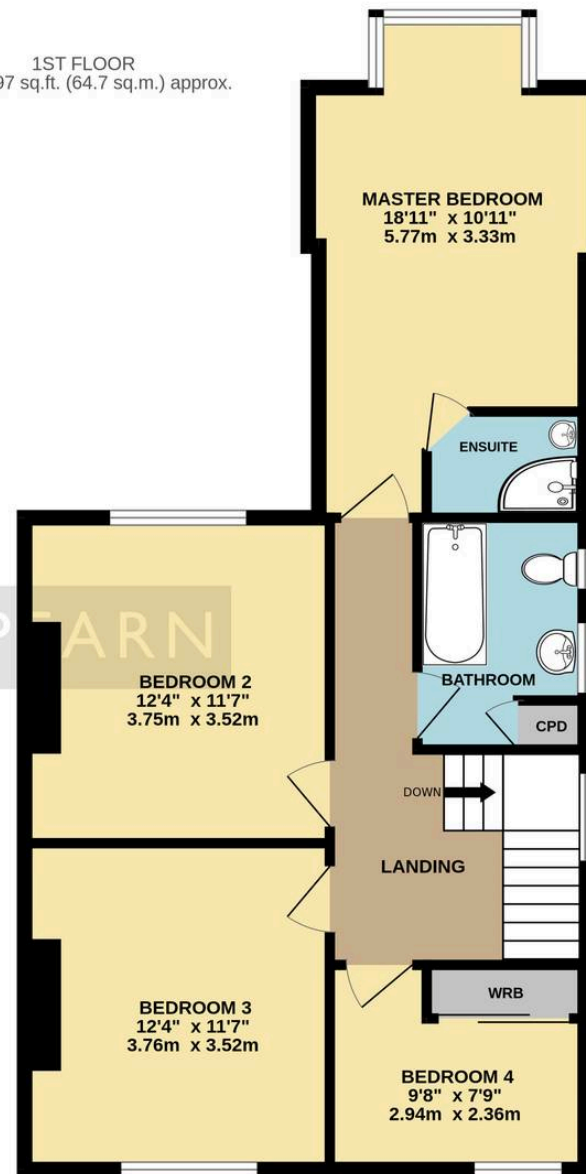
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GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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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Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • sales@parkesandpearn.co.uk • www.parkesandpearn.co.uk/