



Tremarlis Old Station Road, Moorswater

Guide Price £390,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents



THE PROPERTY

A well-presented and spacious detached family home, offering versatile three-storey living with four/five bedrooms. The property features a bright sitting room with a balcony, a separate dining room, and a generous 23' dual-aspect kitchen/breakfast room with integrated appliances. There is also a study, which could serve as a fifth bedroom, along with a modern family bathroom on the second floor. Additional benefits include two cloakrooms, a utility room, an en-suite to the master bedroom, an integral garage with a shower, and a driveway. The home is equipped with oil-fired and underfloor heating, as well as uPVC double glazing. The landscaped gardens and sun terrace provide views of Moorswater Viaduct.

THE OUTSIDE

The property is accessed via a brick-paved driveway, offering ample parking for multiple vehicles and leading to the garage. The driveway extends along the side of the property to the front entrance. Designed for relatively low maintenance, the rear garden features a level paved terrace and lawn, bordered by a retaining wall with steps and a pathway winding through sloping gardens filled with a variety of shrubs, perennials, and ground-covering plants. At the top, a raised terraced area provides a superb vantage point, offering breathtaking views over the surrounding countryside towards Moorswater Viaduct—a perfect setting for outdoor relaxation and entertaining.

THE LOCATION

Liskeard is a thriving market town located only 7 miles from the South Coast of Cornwall with its 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.

FAQS

Services - Mains electricity, Private heating (oil) and water (bore hole) Drainage - tbc

Council Tax Band - E

Satnav Reference - PL14 4TL

Vendors plans - No onward chain

Tenure - Freehold

Garden aspect - East

Agents Note - 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 - The property is accessed via an unadopted road.

DIRECTIONS

From The Parade in Liskeard town centre proceed along Barras St (B3254) with Webb's House on the right. Turn left onto West St and continue ahead onto Old Rd. Pass Hillfort Primary School and at the roundabout take the second exit. At the end of the road turn left and left again just before the railway crossing. Proceed straight on and take the next right. The property can be found further along on the left identified by the Parkes & Pearn 'For Sale' sign

What3words:///boards.square.hopes

EPC Rating: C



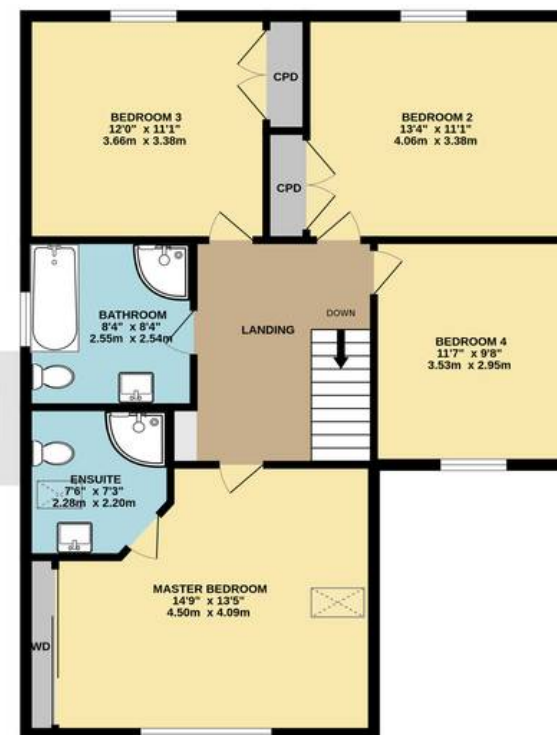
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



2ND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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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