



Lark Cottage, Tremar

Offers Over £300,000

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THE PROPERTY

Discover the charm of countryside living in this splendid Grade II listed detached cottage, beautifully nestled in one of the area's most desirable locations. Rich in character and period features, this enchanting home blends historic charm with modern comforts, offering the perfect retreat from the hustle and bustle of everyday life.

Step inside to find a warm and inviting lounge, where exposed beams and a wood-burning stove create a cosy atmosphere — ideal for relaxing evenings by the fire or entertaining guests in comfort. The well-designed fitted kitchen provides a practical yet stylish space to cook and dine, while the modern bathroom has been thoughtfully updated to offer a sleek and calming environment.

Upstairs, two generously sized double bedrooms provide tranquil spaces to unwind, each with their own unique charm and plenty of natural light.

Outside, the lifestyle appeal continues with a private, enclosed rear garden — perfect for alfresco dining, morning coffees, or simply soaking up the peaceful surroundings. A detached garage and driveway provide ample parking, and the property benefits from oil-fired central heating throughout.

Whether you're looking for a character-filled weekend escape, a peaceful forever home, or a charming countryside base with easy access to nearby amenities, this cottage offers a rare opportunity to enjoy a relaxed and refined way of life.

THE OUTSIDE

To the front of the property, a neatly presented garden has been thoughtfully stone-paved for ease of maintenance, offering a welcoming first impression. A private driveway provides convenient off-road parking and leads to a detached garage, ensuring both practicality and secure storage.

At the rear, the home continues to impress with a fully enclosed garden — a safe and versatile space, ideal for families and pet owners alike. Mainly laid to lawn and bordered by mature planting beds filled with a variety of shrubs and trees, this serene outdoor area offers the perfect setting for al fresco dining, summer entertaining, or simply relaxing in the open air.





THE LOCATION

Tremar is a charming moorland hamlet located near Bodmin Moor, renowned for its excellent walking trails, riding opportunities, famous heritage sites and a well stocked farm shop and eatery . The nearby villages of Darite and St Cleer offer convenient amenities such as Parish churches, public house, MOT service garages, and primary schools. Just a short distance away is Siblyback Lake Country Park, which boasts a well regarded cafe and is a popular destination for walking and various outdoor activities.

The neighboring market town of Liskeard is less than 3 miles from Tremar and provides a broader range of services and facilities. In Liskeard, you'll find a bustling town centre with retail shops, supermarkets, a retail park, a leisure centre, a community hospital, and both primary and secondary schools. This close proximity to Liskeard ensures that while you enjoy the tranquility of a rural setting, all essential services are within easy reach.





FAQS

Services - Mains electric, water and drainage. Private heating (oil)

Vendors plans - tbc

Tenure - Freehold

Garden aspect - West

Satnav Reference - PL14 5HF

Council Tax Band - C

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 Greenbank Road in Liskeard, take the B3254 at the mini roundabout towards Pensilva. After half a mile, bear left towards St Cleer. Continue for another mile, then take the second right turn for Tremar. Proceed for about half a mile, passing Horizon Farm and going under the bridge. After passing Tremar Lane, turn right at the sharp left-hand bend. The property will be on the left.

What3words///unicorns.sticks.hun



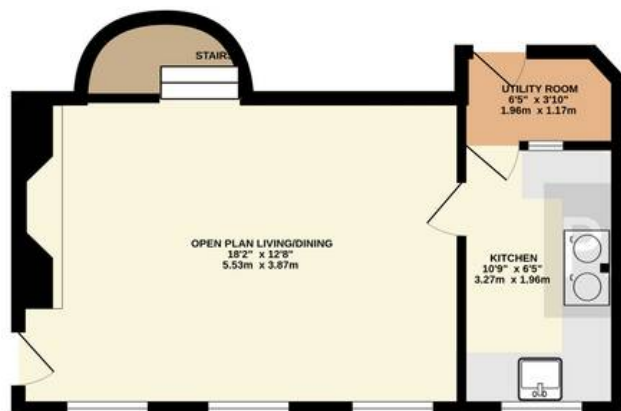
Council Tax band: C

Tenure: Freehold

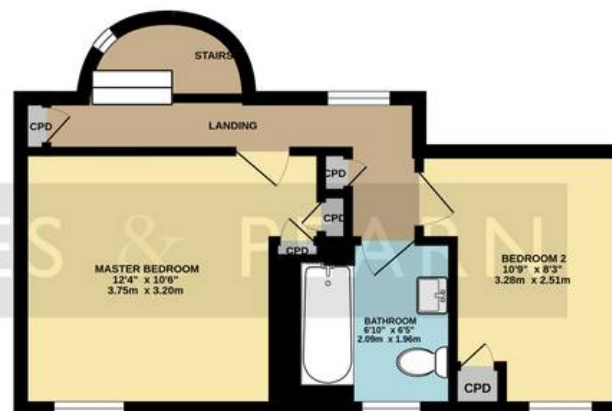
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



GARAGE
162 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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