



Two Crosses The Brake, Common Moor

Guide Price £775,000

PARKES & PEARN

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THE PROPERTY

Set within approximately 14 acres (approx) of beautiful grounds, this substantial six-bedroom home offers an exciting opportunity for those seeking a rural lifestyle. Whether you dream of keeping horses, grazing livestock, or simply enjoying the peace and space of the countryside, this property could be the perfect match.

The grounds include a detached double garage and a stable block, making it ideal for equestrian use or for those requiring additional outbuildings.

Inside, the layout provides generous and flexible living space, including an inviting 25' (approx.) lounge with woodburner, a fitted kitchen, utility room, dining room, family bathroom, ground-floor cloakroom, and an additional versatile reception room. The master bedroom benefits from en suite facilities, and there's excellent storage throughout, with a basement and further space into the eaves.

Although in need of some updating and remedial work, the home offers huge potential for personalisation. With no onward chain, it's ready for its next chapter—awaiting a new owner to unlock its full promise and create their ideal country retreat.

THE OUTSIDE

To the rear of the home, a generous lawned garden creates a pleasant outdoor area for relaxing or entertaining, while also providing direct access to the approximately 14 acres included with the property. The majority of the land is arranged as two substantial paddocks, offering excellent grazing potential and plenty of space for equestrian pursuits or other livestock. A detached stable block is ready for use, making it ideal for horse owners or those looking for versatile outbuildings.

In addition, a 22' (approx.) detached double garage provides secure parking for vehicles as well as ample storage for tools, equipment, or feed. Together, these features combine to create a highly functional and adaptable outdoor set-up that perfectly complements the rural lifestyle on offer.





THE LOCATION

Common Moor is a pretty moorland hamlet situated close to Bodmin Moor offering superb walking, riding, and famous Heritage sites.

Nearby neighbouring village facilities include Parish Church, two public houses, renowned farm shop and primary schools. Siblyback Lake Country Park is in relative close proximity providing a range of water sports, outdoor activities and a well-regarded Café eatery.

The neighbouring market town of Liskeard is within 3 miles and provides everyday town centre facilities along with a retail park, supermarkets, leisure centre, community hospital and both primary and secondary schools.

FAQS

Services – Mains electricity, private water (borehole), drainage (septic tank) and heating (oil)

Council Tax Band - G

Vendors Plans – No onward chain

Tenure – Freehold

Satnav Reference - PL14 6EL

DIRECTIONS

From Liskeard, follow the B3254 towards St Cleer. Shortly before entering the village, take the left-hand fork in the road and continue into St Cleer. Drive through the village and, at the T-junction, turn right. After a short distance, turn left following signs for Common Moor. Continue and take the first left into The Brake, then follow the road around to reach the property.

What3Words///entiles.march.corrosive

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



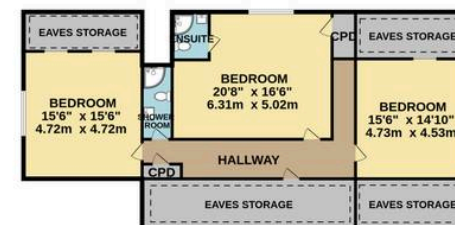
BASEMENT
1029 sq.ft. (95.6 sq.m.) approx.



GROUND FLOOR
2179 sq.ft. (202.4 sq.m.) approx.

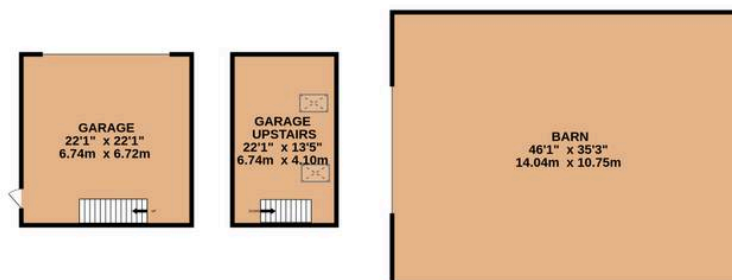


1ST FLOOR
1497 sq.ft. (139.1 sq.m.) approx.



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GARAGE AND BARN
2410 sq.ft. (223.9 sq.m.) approx.



TOTAL FLOOR AREA : 7115 sq.ft. (661.0 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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